

M I N U T E S
TAHOE DONNER ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING:
AMENITY ACCESS POLICY UPDATE WORKSHOP PHASE 4

April 9, 2024
Northwoods Clubhouse, Mezzanine and Zoom Webinar
12:00 PM

A special, scheduled meeting of the Board of Directors of Tahoe Donner Association was held at The Northwoods Clubhouse, Mezzanine and via Zoom webinar on Tuesday, April 9, 2024. President Koenes called the meeting to order at 12:00 p.m. The following Directors were in attendance, thus constituting a quorum of the authorized number of Directors of the Association:

Directors Present: Don Koenes, President
Benjamin Levine, Vice President
Steve Mahoney, Treasurer
Courtney Murrell, Secretary
Jim Roth, Director, via Zoom

Directors Absent: None

Staff Present: Annie Rosenfeld, General Manager
Miguel Sloane, Director of Operations
Lindsay Hogan, Director of Communications + Member Relations
Steve Hogan, Controller
John Groom, Director of Land Management
Patricia West, Recording Secretary

1. Executive Session (Closed to Members)

The Board met in Executive Session to discuss a contract, 12:00 p.m.

2. Call to Order / Call for Quorum for Open Session

Board President Koenes called open session to order at 12:30 p.m.

3. Amenity Access Policy Update Workshop Phase 4

(Miguel Sloane, Director of Operations)

Staff presented on Tenant, Guest and Member Considerations for the Amenity Access Policy Draft, including considerations of Pay-to-Play, All-Inclusive or Hybrid payment options.

Member Comments were made on this topic:

- A member commented on the amenities being too crowded but perhaps the hybrid option would work with each lot getting a certain number of cards.
- A member commented on the current policy being confusing and likes the pay-to-play.
- A member commented about the definition of private versus public amenities and suggested no more than 4 cards per lot.
- A member commented that it should be pay to play, by increasing the rec fee and lowering the assessment.
- A member commented that there should be a per person rec fee.

4. Break was taken 1:50-2:00 p.m.

5. Amenity Access Policy Update Workshop Phase 4, Continued

Additional discussion by the Board ensued about the payment options, with a straw poll concluding that 3 Directors would choose the Hybrid and 2 Directors would choose the All-Inclusive.

Director Mahoney moved to take another break as staff has confirmed they have sufficient guidance and to move the agenda along, seconded by Director Levine. Motion passed 5 – 0.

Break was taken 3:25-3:35 p.m.

6. Golf Course Cart Path Replacement – 2024 Replacement Reserve Project

(Jon Mitchell, Director of Capital Projects + Facilities)

After discussion, the following motion was made by Director Mahoney, seconded by Director Roth, and motion passed 5 – 0:

- 1. Approves the Golf Cart Path Replacement Project construction cost not to exceed \$1,578,414, including a 30% contingency, utilizing budgeted 2024 Replacement Reserve Funds.*
- 2. Authorizes the General Manager, on behalf of the Association, to enter into a construction contract with Shaffer Paving to complete the project for a total amount of \$1,195,783.*

7. Member Comments

Board President Koenes invited brief member comments on items that are not on the agenda.

- A member commented on creating a system for reservations and fees.

Members may submit additional comments by email to the Board of Directors at Memberletters@tahoedonner.com (Members are recognized to comment on agenda items as they occur).

8. Executive Session (Closed to Members)

The Board met to discuss a legal and personnel matter.

9. Adjournment

Director Mahoney made a motion to adjourn this meeting at 4:15 p.m., seconded by Director Murrell. Motion passed 5 – 0.

Submitted by:

SECRETARY’S CERTIFICATE

I, Courtney Murrell, Secretary of Tahoe Donner Association, do hereby certify that the foregoing is a true and correct copy of the minutes of the Tahoe Donner Association Board of Directors special meeting held on April 9, 2024 as approved by the Board members in attendance and constituting a quorum at a duly convened subsequent meeting of the Board.

Courtney Murrell, Board of Directors Secretary