

AGENDA
TAHOE DONNER ASSOCIATION
REGULAR BOARD OF DIRECTORS' MEETING

June 28, 2024
Northwoods Clubhouse, Mezzanine and Zoom Webinar
9:00 a.m.

This timed Agenda is prepared one week in advance of the meeting. The Board reserves the right to adjust this schedule during the meeting by adding, deleting, and/or moving matters as permitted by law. Association Board of Directors' meetings are open to property owners, but not the general public.

Property owners have the opportunity to make comments during each Agenda item in person at the meeting or via Zoom webinar. All board meetings are broadcast live. To watch board meetings live and for instructions on how to call into board meetings please visit the Tahoe Donner website at: <http://www.tahoedonner.com/members/governance/board-meetings/>.

Board meetings are defined by the Davis-Stirling Act as a gathering of a majority of directors at the same time and place to "hear, discuss, or deliberate upon any item of business that is within the authority of the Board." (Civ. Code §4090.) A Board meeting is a meeting of the corporation's Board of Directors' to conduct business of the corporation.

This meeting is being recorded and broadcast live.
The times listed for each agenda topic are approximate.

Please silence your cell phone.



OPEN SESSION

- 1. 9:00 a.m. Call to Order / Call for Quorum**
(Don Koenes, Board President)
- 2. 9:01 a.m. Opening Procedures:**
 - Pledge of Allegiance
 - Employee Recognition – Eric Deleel (5 Years), Ryan Gilpin (10 Years) and Dagmara Macierzanka-Rung (10 Years) of Service
- 3. 9:05 p.m. Member Comments**

Property owners' comments are welcomed at this time for matters **not on the agenda** and are limited to three minutes. However, property owners may submit additional comments by email to the Board at memberletters@tahoedonner.com. The Board president will recognize property owners to comment on agenda items as they occur. Property owners will have the option of making comments during the meeting in person, or via Zoom webinar.

Property owners are requested to identify themselves and to include Unit and Lot Number or Tahoe Donner address. Directors and Staff are limited by law to brief responses and clarifying questions to matters not on the agenda. Directors may request Staff to report back to the Board concerning such matters and place the matter on a future Board agenda.

4. 9:15 a.m. Consent Calendar

All items listed under the Consent Calendar are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless a member of the Board requests a specific item to be removed from the Consent Calendar for separate action. Any item so removed will be taken up following the motion to approve the remainder of the Consent Calendar.

- 5/24/2024 Regular Board Meeting Minutes
- 5/31/2024 Special Board Meeting Amenity Access Policy Minutes
- 6/11/2024 Special Board Meeting Member Hearings Minutes
- Executive Session Report Out
 - 5/24/24
 - 5/31/24
 - 6/11/24
- 5501 Report for April 2024
- May 2024 Financial Report
- Covenants Committee Application: Steve Benton

5. 9:20 a.m. Committee Reports

The Board of Directors will review the Committees' written minutes and reports as a routine monthly procedure. Specific requests from Chairs for board Action or Discussion will be added to the agenda as separate topics. Routine committee membership adjustments will be placed on the consent calendar.

- Architectural Standards Committee
- Covenants Committee
- Elections Committee
- Finance Committee
- Long-Range Planning Committee
- Giving Fund Committee
- Trails & Open Space Committee

6. 9:30 a.m. Tahoe Donner Giving Fund 2024 Scholarship Recipients
(Nan Meek, Chair of Tahoe Donner Giving Fund)

The Board of Directors will receive an update from Committee Chair on the 2024 scholarship awards.

7. **9:45 a.m. Capital Projects – Glacier Way Trailhead Improvement Construction Approval**
(Jon Mitchell, Director of Capital Projects & Maintenance)

The Board of Directors may take action to 1) approve moving forward with construction for the Glacier Way Trailhead Improvement project, and 2) authorize the General Manager to enter into a construction services agreement as scheduled in the 2024 Replacement Reserve Fund and Development Fund Budget.

8. **10:15 a.m. Capital Projects – Maintenance Yard Fueling Station Improvement Construction Approval**
(Jon Mitchell, Director of Capital Projects & Maintenance)

The Board of Directors may take action to 1) approve moving forward with construction for the Maintenance Yard Fueling Station Improvement project, and 2) authorize the General Manager to enter into a construction services agreement as scheduled in the 2024 Replacement Reserve Fund and Development Fund Budget.

9. **10:45 a.m. Break**

10. **10:55 a.m. Capital Projects – Marina Deck Expansion Construction Approval**
(Jon Mitchell, Director of Capital Projects & Maintenance)

The Board of Directors may take action to 1) approve moving forward with construction for the Marina Deck Expansion project, and 2) authorize the General Manager to enter into a construction services agreement as scheduled in the 2024 Replacement Reserve Fund and Development Fund Budget.

11. **11:30 a.m. Management Update**
(Annie Rosenfeld, General Manager, and Staff)

The Board of Directors will receive an update from the General Manager, and may provide direction to the General Manager for future Board consideration, on the following:

A. Tahoe Donner Policy Resolutions Multi-Year Review Schedule

12. **12:00 p.m. Authorization to Record Liens on Properties with Delinquent Assessments**
(Justin Malley, Director of Finance and Accounting, and Steve Hogan, Controller)

The Board of Directors will be asked to consider the authorization of recording liens on the properties of members who have failed to bring their assessment accounts current.

13. **12:15 p.m. Electronic Voting Legislation**
(Don Koenes, President and CAI-Northern California Board Member)

The Board of Directors will receive information on AB-2159 Common interest developments: association governance: elections. AB-2159 is currently under consideration by the California legislature. The board will consider referring the item

to the Tahoe Donner Elections Committee to weigh in on the implications for Tahoe Donner and may consider taking a position on this legislation at a future meeting.

14. 12:30 p.m. Lunch

15. 1:00 p.m. Executive Session (Closed to Members)

The Board is allowed to meet in “executive session” to discuss certain topics (Civil Code §4935).

The Board of Directors plans to meet in Executive Session to discuss the following:

- Contracts
- Personnel Matters
- Member Delinquencies
- Legal
- Approval of Executive Session Minutes

16. 2:30 p.m. THE MEETING WILL REMAIN OPEN TO FACILITATE THE COUNTING OF BALLOTS IN ACCORDANCE WITH ELECTION PROCEDURES

This Board meeting will continue as the Annual Membership Meeting on **Sunday, June 30, 2024** at the Northwoods Clubhouse and via live stream.

A Board of Directors organizational meeting will take place following the Annual Membership Meeting on **Sunday, June 30, 2024** at the Northwoods Clubhouse, Mezzanine and via Zoom webinar.

The next regularly scheduled Board Meeting will be determined at the Board of Directors organizational meeting.

Tahoe Donner Committee Meeting Schedule

<https://www.tahoedonner.com/wp-content/uploads/2024/03/2024-Committee-Meeting-Calendar-v1.pdf>

- Architectural Standards Committee Next Meeting – July 10, 2024 at 9:00 a.m.
- Covenants Committee Next Meeting – July 25, 2024 at 1:30 p.m.
- Elections Committee Next Meeting – July 2, 2024 at 2:00 p.m.
- Finance Committee Next Meeting – July 18, 2024 at 3:00 p.m.
- Long Range Planning Committee Next Meeting – July 11, 2024 at 2:00 p.m.
- Tahoe Donner Giving Fund Committee Next Meeting – July 8, 2024 at 3:00 p.m.
- Trails & Open Space Committee Next Meeting – July 3, 2024 at 3:00 p.m.

In compliance with Civil Code §4920 and §4045 – this agenda was posted at least four days prior to the meeting.

Look for board meeting details online at:

<https://www.tahoedonner.com/members/governance/board-meetings/>

Enroll in our electronic communication's email opt-in program to receive official communications via email. <http://www.tahoedonner.com/update-your-profile/opt-in-to-go-paperless/>

Patricia West
Executive Assistant

June 21, 2024
Date