

**AGENDA**  
**TAHOE DONNER ASSOCIATION**  
**REGULAR BOARD OF DIRECTORS' MEETING**

**July 26, 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**  
(Benjamin Levine, Board President)
- 2. 9:01 a.m. Opening Procedures:**
  - Pledge of Allegiance
  - Employee Recognition – Miah Cottrell for 20 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](mailto: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.

- 6/19/2024 Special Board Meeting Amenity Access Policy Minutes
- 6/28/2024 Regular Board Meeting Minutes
- 6/30/2024 Annual Membership Meeting Minutes
- 6/30/2024 Organizational Meeting Minutes
- Executive Session Report Out
  - 6/19/24
  - 6/28/24
- 5501 Report for May 2024
- Architectural Standards Committee Application – Ted Arleo

**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. Elections Committee New Task – Electronic Voting Legislation Analysis (Steve Meyers, Chair of the Elections Committee)**

The Board of Directors will consider taking action to assign the Elections Committee a proposed new task to review AB-2159, a bill being considered by the California State Legislature to permit HOA elections to be conducted via electronic secret ballot, and to prepare an analysis for the Board.

7. **9:45 a.m. June 2024/Q2 Financial Report**  
(Justin Malley, Director of Finance)

The Board of Directors will receive a report on the June 2024 and Q2 2024 Financial Update and will take action to accept the unaudited financials.

8. **10:15 a.m. Policy Resolutions Review/Update Multi-Year Initiative**  
(Annie Rosenfeld, General Manager)

The Board of Directors will review the Policy Resolutions Review/Update Multi-Year Initiative, and provide feedback on the initiative and schedule.

9. **10:30 a.m. Break**

10. **10:45 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. Capital Projects Update including the Downhill Ski Lodge Replacement
- B. Strategic Annual Objectives Q1 and Q2 Reporting
- C. July Holiday Period Reporting

11. **11:30 a.m. Board of Director Reports and Future Business**  
(Benjamin Levine, Board President)

Members of the Board of Directors are invited to provide brief reports on the status of the Association and/or any meetings, activities, or events attended by Directors, and to raise items for potential future consideration by the Board of Directors. Directors and Staff will be limited to brief responses, clarifying questions, and requests for items to be placed on a future Board agenda.

12. **11:45 a.m. Lunch**

13. **12:30 p.m. Amenity Access Rule Change Workshop Phase 4, Workshop #4**  
(Miguel Sloane, Director of Operations)

The Board of Directors will review a staff recommended Amenity Access Rule change proposal and provide feedback in preparation for presenting the proposed rule change to the members at an upcoming evening member forum. At a separate meeting following the member forum, the Board may consider authorizing publication of a 45-day member notification and comment period for the proposed rule change. Pursuant to Tahoe Donner Covenants and Restrictions Article III, Section 7, modifications to rules and proposed new rules must go out for a 45-day member notification and comment period prior to Board consideration and/or approval.

14. 1:45 p.m. Break
15. 2:00 p.m. Amenity Access Rule Change Workshop Phase 4, Workshop #4, Continued (Miguel Sloane, Director of Operations)

16. 4:00 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

17. 5:00 p.m. Adjournment

The next regularly scheduled Board Meeting will be held on Friday, August 23, 2024 at 9:00 a.m. at the Northwoods Clubhouse and via Zoom.

#### **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 – August 14, 2024 at 9:00 a.m.
- Covenants Committee Next Meeting – August 22, 2024 at 1:30 p.m.
- Elections Committee Next Meeting – August 6, 2024 at 2:00 p.m.
- Finance Committee Next Meeting – August 15, 2024 at 3:00 p.m.
- Long Range Planning Committee Next Meeting – August 8, 2024 at 2:00 p.m.
- Tahoe Donner Giving Fund Committee Next Meeting – August 12, 2024 at 3:00 p.m.
- Trails & Open Space Committee Next Meeting – August 7, 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

July 18, 2024  
Date