

**MINUTES**  
**TAHOE DONNER ASSOCIATION**  
**REGULAR BOARD OF DIRECTORS MEETING**

**July 26 2024**  
**The Northwoods Clubhouse, Mezzanine and Zoom Webinar**  
**9:00 a.m.**

A regular, scheduled meeting of the Board of Directors of Tahoe Donner Association was held at The Northwoods Clubhouse, Mezzanine and via Zoom webinar on Friday, July 26, 2024. President Koenes called the meeting to order at 9:00 a.m. The following Directors were in attendance, thus constituting a quorum of the authorized number of Directors of the Association:

**Directors Present:** Benjamin Levine, President  
Denise Gauny, Vice President  
Courtney Murrell, Secretary  
Steve Mahoney, Treasurer  
Jim Roth, Director

**Directors Absent:** None

**Staff Present:** Annie Rosenfeld, General Manager  
Lindsay Hogan, Director of Communications + Member Relations  
Sydney Stokes, Recording Secretary  
Jason Hajduk-Dorworth, Director of Administrative Services  
Justin Malley, Director of Finance & Accounting  
Steve Turner, Director of Food & Beverage  
Steve Hogan, Controller

**1. Call to Order / Call for Quorum**

Board President Levine called to order at 9:00 a.m.

**2. Opening Procedures**

- Pledge of Allegiance
- Employee Recognition – Miah Cottrell for 20 Years of Service and Welcome Jason Hajduk-Dorworth

**3. Member Comments**

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

- A member made a comment about the amenity access rec fee structure.

- A member made a comment about the golf course member behavior.

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

#### **4. 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

*Director Mahoney moved to approve the consent calendar, seconded by Director Gauny. Motion passed 5 – 0.*

#### **5. Committee Reports**

The Board of Directors reviewed the Committee 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

The Board of Directors received these items as information.

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

The Board of Directors received an update from the Committee Chair on a proposed new task to review AB-2159.

*Director Murrell moved to accept the motion as recommended, seconded by Director Mahoney. Motion passed 5 – 0.*

*The Board of Directors approves the following added task to the Elections Committee 2024 Task List:*

- *Prepare an analysis of AB-2159 and its potential impact on the Tahoe Donner Association voting processes. The analysis will be completed within a reasonable timeframe, keeping in mind the progress of the legislation. The analysis will evaluate potential risks and benefits associated with adopting internet based electronic voting as presented in AB-2159.*

The Board asked staff to look into a cost analysis as well.

**7. June 2024/Q2 Financial Report**  
(Justin Malley, Director of Finance)

The Board of Directors received a report on the June 2024 and Q2 2024 Financial Update.

*Director Murrell moved to accept the unaudited financials, seconded by Director Mahoney. Motion passed 5 – 0.*

**8. Policy Resolutions Review/Update Multi-Year Initiative**  
(Annie Rosenfeld, General Manager)

The Board of Directors reviewed the Policy Resolutions Review/Update Multi-Year Initiative and provided feedback on the initiative and schedule.

**10. Management Update**  
(Annie Rosenfeld, General Manager, and Staff)

The Board of Directors received an update from the General Manager on the following:

1. Capital Projects Update including the Downhill Ski Lodge Replacement
2. Strategic Annual Objectives Q1 and Q2 Reporting
3. July Holiday Period Reporting

**9. Break was taken 10:47 – 11:00 a.m.**

**11. Board of Director Reports and Future Business**

(Benjamin Levine, Board President)

Members of the Board of Directors were 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.

**12. Lunch taken 11:45 a.m. – 12:30 p.m.**

**13. Amenity Access Rule Change Workshop Phase 4, Workshop #4**

(Miguel Sloane, Director of Operations)

The Board of Directors reviewed a staff recommended Amenity Access Rule change proposal and provided 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. Break was taken 1:55 p.m. – 2:05 p.m.**

**15. Amenity Access Rule Change Workshop Phase 4, Workshop #4, Continued**

(Miguel Sloane, Director of Operations)

After discussion, the Board voted 4-1 to move forward and continue to refine the proposal to bring forward at a Member Forum on August 5<sup>th</sup>.

**16. 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 plan to meet in Executive Session to discuss the following:

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

*Director Mahoney made a motion to move to Executive Session at 3:34 p.m. seconded by Director Murrell. Motion passed 5 – 0.*

## 17. Adjournment

*Director Murrell made a motion to move to adjourn the meeting at 4:41 p.m. seconded by Director Mahoney. 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 regular meeting held on July 26, 2024 as approved by the Board members in attendance and constituting a quorum at a duty convened subsequent meeting of the Board.

---

Courtney Murrell, Board of Directors Secretary