

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

**August 23, 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 – 5 Years of Service: Lisa Purchard and Kimmy Deglau + Employee Appreciation Week
- 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.

- 7/26/2024 Regular Board Meeting Minutes
- 8/5/2024 Special Board Meeting Amenity Access Member Forum Minutes
- Executive Session Report Out
  - 7/26/24
  - 8/1/24
- 5501 Report for June 2024
- July 2024 Financials
- Tahoe Donner Giving Fund Committee Application – Melissa Welch Barker
- Tahoe Donner Giving Fund Committee Application – Mary Fahey
- 2024-2025 Employee Health Benefits Renewal
- Tahoe Donner Giving Fund Grant Approval
- Replacement Reserve Fund 2024 Budget Item: Toro Mower Replacement

**5. 9:20 a.m. Committee Update**

The Board of Directors will review the Committees' written minutes 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. 9:25 p.m. Northwoods Campus Report**  
(Jerry Meek, Long Range Planning Committee Chair)

The Board of Directors will receive the Northwoods Campus Report and may take action at a future meeting to formally accept it.

- 7. 9:35 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.

- 8. 9:50 a.m. Quarterly Treasurer’s Report**  
(Steve Mahoney, Treasurer)

The Board of Directors will receive an update on the Q2 Treasurer’s Report.

- 9. 10:15 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. Winter Season Pass and Program Rates
- B. Pass Fire Recap and Emergency Preparedness

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

- 11. 11:00 a.m. Administrative Policies Resolution Update Initiative**  
(Annie Rosenfeld, General Manager)

According to the Multi-Year Policy Resolution Review and Update Schedule, the Board will review and consider taking actions to approve the following:

- 1. Technical updates recommended by staff of the 2020-1 Policy Resolution Board of Directors Review of Financial Records in Accordance with California Civil Code Section 5500 and 5501.
- 2. Technical updates recommended by legal and staff of the 2021-4 Policy Resolution Board of Director Code of Conduct.

- 12. 11:30 p.m. Lunch**

**13. 12:15 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

**14. 2:30 p.m. Adjournment**

The next regularly scheduled Board Meeting will be held on Friday, September 27, 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 28, 2024 at 9:00 a.m.
- Covenants Committee Next Meeting – September 26, 2024 at 1:30 p.m.
- Elections Committee Next Meeting – September 3, 2024 at 2:00 p.m.
- Finance Committee Next Meeting – September 19, 2024 at 3:00 p.m.
- Long Range Planning Committee Next Meeting – September 12 at 2:00 p.m.
- Tahoe Donner Giving Fund Committee Next Meeting – September 9, 2024 at 3:00 p.m.
- Trails & Open Space Committee Next Meeting – September 4, 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

August 16, 2024  
Date