

EXHIBIT D

DRAFT

45-DAY NOTICE: PROPOSED AMENITY ACCESS 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 the Board of Directors' consideration and approval.

Changes to the Tahoe Donner Association Amenity Access Rule will be considered for action by the Board of Directors. The Board is expected to take action to adopt the proposed Amenity Access Rule, as presented here or with some modification, at a special meeting of the Board, to be scheduled on October 10, 2024.

The Board invites you to participate in the rule-making process by attending upcoming board meetings where the proposed rule is on the agenda (see Key Dates) and/or by submitting a written member comment on the proposed rule during the 45-day notification and comment period.

BACKGROUND:

After studying the results of the 2019 member survey, staff began developing a proposal to update Tahoe Donner's existing Amenity Access Rule. The existing Amenity Access Rule was originally adopted in 1993, with incremental updates made to the rule through 2013.

In January 2021, the Board adopted the Tahoe Donner Five-Year Strategic Plan, which included an initiative to prioritize and continue the work that staff began to update the Amenity Access Rule.

During the winter of 2021/22, staff assembled and led a member working group to assist with project goal development member outreach and to help develop the summer 2022 amenity access member survey. Informed by the survey results, staff and the board spent the last two years developing the Amenity Access Rule change proposal presented here.

The proposed Amenity Access Rule development process encompassed more than a dozen open-session board workshops. It also included a robust member outreach and engagement plan to obtain continuous member feedback throughout the rule development process.

For background on the existing Amenity Access Rule, and for more information about the details and development of the proposed Amenity Access Rule, please visit <https://www.tahoedonner.com/amenity-access-policy/>.

RULE CHANGE PURPOSE:

The existing Amenity Access Rule was adopted more than three decades ago. Today’s Tahoe Donner is a much different place, and the existing rule is largely out of date. The purpose of the proposed Amenity Access Rule change is to entirely replace the outdated rule with a new Amenity Access Rule that’s designed to meet Tahoe Donner’s current and future needs. Additionally, the rule change is intended to achieve the following outcome goals:

- Promote member value
- Promote a sense of community among members
- Protect the Amenities, environment and membership
- Foster member enjoyment and use
- Simplify the policy for ease of understanding and administration
- Support a long-term, sustainable, and equitable funding and pricing system
- Clarify user categories

RULE CHANGE EFFECTS:

The general effects of the rule change include:

- Achieving the rule change outcome goals listed above.
- Prioritizing, promoting, and protecting personal use by members to enhance member value and enjoyment.
- Reducing recreational costs for members by including private amenity access benefits in the annual assessment.
- Empowering management to prevent overcrowding.
- Ensuring that amenity use by non-members 1) does not overburden the amenities, 2) does not detrimentally affect the use and enjoyment of the amenities by members, and 3) is consistent with the Association’s single-family residential use and atmosphere.

More specifically, the principal effects of the rule change are described in the following comparison table:

{INSERT COMPARISON TABLE}

This comparison table is not exhaustive. Homeowners are encouraged to review the proposed rule in its entirety as provided in this notice and online at {insert link to 45-Day Notice web page}.

KEY DATES:

August TBD, 2024: The 45-day member notification and comment period begins.

September 27, 2021: Board of Directors meeting; receives and hears member comments on the proposed rule.

October 10, 2024: Special Board of Directors evening meeting to consider adopting the proposed rule with or without modifications.

MEMBER COMMENTS:

Please submit your written comments at {insert link to 45-Day Notice Amenity Access Rule Change Member Comment form}, or US Mail: Tahoe Donner Association Attn: Patricia West, 11509 Northwoods Blvd., Truckee, CA. 96161. To ensure the board of directors has time to review all member comments, written comments must be submitted by 12:00 p.m. October 9, 2024.

PROPOSED AMENITY ACCESS RULE:

The proposed Amenity Access Rule is as follows: