

MINUTES
TAHOE DONNER ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING
Budget Workshop #3: Operating and Capital Funds

September 23, 2024
The Northwoods Clubhouse, Mezzanine and Zoom Webinar
9:00 a.m.

A special scheduled meeting of the Board of Directors of Tahoe Donner Association was held at The Northwoods Clubhouse, Mezzanine and via Zoom webinar on Monday, September 23, 2024. President Levine 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 (Zoom)
Courtney Murrell, Secretary (Zoom)
Steve Mahoney, Treasurer
Jim Roth, Director (Zoom)

Directors Absent: None

Staff Present: Annie Rosenfeld, General Manager
Justin Malley, Director of Finance & Accounting
Miguel Sloane, Director of Operations
Jason Hajduk-Dorworth, Director of Administrative Services (Zoom)
Jon Mitchell, Director of Capital Projects & Maintenance
John Groom, Director of Land Management (9:11 am)
Lindsay Hogan, Director of Communications + Member Relations (9:30 am)
Patricia West, Recording Secretary

Additional Present: Cathy Ravano, Finance Committee Member
Julie Vietor, Finance Committee Member (9:20 am Zoom)
Jerry Meek, Long-Range Planning Committee Chair (Zoom)
Craig Falk, Finance Committee Member (9:51 am)
Peter Sawyer, Trails & Open Space Committee Chair (Zoom)
Michael Rudolph, Finance Committee Vice Chair

1. Call to Order / Call for Quorum

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

2. Opening Procedures

3. Approval of Member to Fill Director Vacancy

At the August 23, 2024, Board of Directors meeting, Director Mahoney announced his intention to leave the Board of Directors before the completion of his full term.

Director Mahony moved to nominate Don Koenes to fill the resulting board vacancy, seconded by Director Gauny. Murrell – Yes, Roth – Yes, Gauny – Yes, Mahoney – Yes, Levine – Yes. Motion passed 5 – 0.

Director Roth moved to appoint Don Koenes to Treasurer and liaison to the Finance Committee, seconded by Director Murrell. Murrell – Yes, Roth – Yes, Gauny – Yes, Koenes - Yes, Levine – Yes. Motion passed 5 – 0.

Don Koenes took a seat at the Board table, and Steve Mahoney left.

4. Member Comments

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

- No comments were made.

5. 2025 Budget Workshop: Operating and Capital Funds

The Board of Directors met with staff, the Finance Committee, and the Chairs of the Long-Range Planning and Trails & Open Space Committees to discuss the draft 2025 Budget, focusing on select department draft budgets for the 2025 Operating Fund Budget and the Capital Fund.

6. Break was taken from 10:18 – 10:28 a.m.

7. 2025 Budget Workshop: Operating Fund and Capital Funds, Continued

New Equipment Fund - \$20 to Assessment – Consensus from the board to support this level.

Replacement Reserve Fund - \$86 to Assessment (10% increase) – Consensus from the board for staff to check with legal about delaying the Reserve Study by one year and comfortable with 10% increase.

Development Fund - \$35 (4% increase) – Consensus from the board to support this level.

Director Murrell left at 11:55 a.m.

8. 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:

- Member Hearing
- Personnel Matters
- Legal

Director Koenes moved to adjourn to Executive Session at 12:24 p.m., seconded by Director Roth. Motion passed 4 – 0 (Murrell Absent).

9. Adjournment

At 12:34 p.m., Director Koenes moved to adjourn, seconded by Director Gauny. Motion passed 4 – 0 (Murrell Absent).

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 special meeting held on September 23, 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