

**MINUTES**  
**TAHOE DONNER ASSOCIATION**  
**SPECIAL BOARD OF DIRECTORS MEETING**  
**Budget Workshop #5: Operating and Capital Funds**

**October 10, 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 Thursday, October 10, 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  
Don Koenes, Treasurer  
Courtney Murrell, Secretary  
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 (Zoom)  
Lindsay Hogan, Director of Communications + Member Relations  
Steve Turner, Director of Food & Beverage  
Patricia West, Recording Secretary

**Additional Present:** Cathy Ravano, Finance Committee Member  
Jerry Meek, Long-Range Planning Committee Chair (Zoom)  
Peter Sawyer, Trails & Open Space Committee Chair (Zoom)  
Joe Niedringhaus, Finance Committee Chair (Zoom)  
Laura Kodres, Finance Committee Member (Zoom)

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

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

**2. Opening Procedures**

**3. Member Comments**

Director Levine invited members to make comments for matters not on the agenda.

None were made.

**4. 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 Funds.

2- and 4-person 2025 Rec Fee – the Board generally supported staff’s recommendation.

Operating Fund – consensus that proposal is reasonable and the Board supported staff’s recommendation.

New Equipment Fund – consensus that proposal is reasonable and the Board supported staff’s recommendation.

Replacement Reserve Fund – consensus that Scenario 2 (slide 18 – 10% increase for five years) is reasonable and the Board supported staff’s recommendation on slide 20 (10% increase from 2024).

Development Fund – consensus that proposal of 4% increase is reasonable and the Board supported staff’s recommendation.

**5. Break was taken from 10:20 – 10:25 a.m.**

**6. 2025 Budget Workshop: Operating Fund and Capital Funds, Continued**

*Director Gauny moved to accept staff recommendation for the 2025 Rec Fees of 2-Person at \$305 and 4-Person at \$500 and extra photo ID cards at \$155 per card, seconded by Director Koenes. Motion passed 5 – 0.*

*Director Koenes moved to accept the following six bullet points and Exhibit F with Scenario 2, seconded by Director Gauny (Motion passed 5 – 0):*

- *2025 Annual Budget Exhibits A-J; and*
- *Development Fund Assessment at \$902 (+\$35 from 2024); and*
- *Replacement Reserve Fund Assessment at \$940 (+\$86 from 2024); and*
- *New Equipment Fund Assessment at \$20 (+\$20 from 2024); and*
- *Operating Fund Assessment at \$1,438 (+\$252 from 2024); and*
- *Total 2025 Annual Assessment \$3,300 (+\$393 from 2024)*

**7. Executive Session (Closed to Members)**

*Director Koenes moved to adjourn to Executive Session at 11:03 a.m., seconded by Director Murrell. Motion passed 5 – 0.*

**8. Adjournment**

*At 11:12 a.m. Director Murrell moved to adjourn, seconded by Director Koenes. 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 special meeting held on October 10, 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