

AGENDA
TAHOE DONNER ASSOCIATION
REGULAR BOARD OF DIRECTORS' MEETING

November 22, 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 – Full-Time Year-Round Employee Awards

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. 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.

- April 30, 2024 Special Board Meeting Capital Funds Policies Workshop #2 Minutes
- October 3, 2024 Special Board Meeting Budget Workshop #4 Minutes
- October 10, 2024 Special Board Meeting Budget Workshop #5 Minutes
- October 10, 2024 Special Board Meeting Amenity Access Rule Change Minutes
- October 25, 2024 Regular Board Meeting Minutes
- Executive Session Report Out
 - 10/8/24
 - 10/10/24
 - 10/25/24
- Elections Committee Charter Update
- 2025 Board of Directors Election Timeline and Procedures
- Marina Sailboats – Replacement Reserve Fund Projects Acceleration

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. 9:30 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.

7. 9:35 a.m. Euer Valley Phase 2 Projects 65% Design Check-In
(John Groom, Director of Land Management and Truckee River Watershed Council Staff)

The Board of Directors will receive a presentation by Truckee River Watershed Council staff on the Euer Valley Phase 2 Projects 65% Design. The Board will ask clarifying questions and comments on the four projects included in Phase 2. The Board may consider providing feedback to Tahoe Donner staff on Phase 2 Projects 65% design.

8. 10:30 a.m. Committee 2025 Draft Annual Task Lists

The Board of Directors will receive some 2025 draft committee annual task lists and may consider adoption or provide direction.

9. 10:45 a.m. Break

10. 10:55 a.m. Workforce Housing Study Implementation Plan
(Jason Hajduk-Dorworth, Director of Administrative Services)

The Board of Directors will receive a presentation on the Workforce Housing Study Implementation Plan. The Board may ask clarifying questions. The Board may consider providing feedback and/or may consider approval of the Workforce Housing Study Implementation Plan.

11. 12:00 p.m. Lunch

12. 12:45 p.m. Management Update

The Board of Directors will receive an update from management, and may provide direction to management for future Board consideration, on the following:

- Winter Operations Update
 - Downhill Temporary Operations
 - Food & Beverage
- October 2024 Financial Report Update
- Downhill Ski Lodge Update
 - Construction Progress
 - Budget Update
- Other Capital Projects Update

13. 1:30 p.m. Marina Replacement Reserve Fund Acceleration
(Jon Mitchell, Director of Capital Projects and Facilities)

The Board may consider approving Replacement Reserve Fund project budgets for:

- Emergency Repair: Marina Facility Structural Roof Columns
- Acceleration: Marina Entry Kiosk

14. 1:50 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

15. 3:00 p.m. Adjournment

The next regularly scheduled Board Meeting will be held on Friday, December 20, 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 – December 11, 2024 at 9:00 a.m.
- Covenants Committee – December 17, 2024 at 1:30 p.m.
- Elections Committee – December 6, 2024 at 1:00 p.m.
- Finance Committee – December 19, 2024 at 3:00 p.m.
- Long Range Planning Committee – December 12, 2024 at 2:00 p.m.
- Tahoe Donner Giving Fund Committee – December 9, 2024 at 3:00 p.m.
- Trails & Open Space Committee – December 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

November 14, 2024
Date