

MINUTES
TAHOE DONNER ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING

November 22, 2024
The Northwoods Clubhouse, Mezzanine and Zoom Webinar
9:00 a.m.

A regular, scheduled meeting of the Board of Directors of Tahoe Donner Association was held at The Northwoods Clubhouse, Mezzanine and via Zoom webinar on Friday, November 22, 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 (Zoom)
Courtney Murrell, Secretary
Jim Roth, Director (Zoom)

Directors Absent: None

Staff Present: Annie Rosenfeld, General Manager
Patricia West, Recording Secretary
Jason Hajduk-Dorworth, Director of Administrative Services
Miguel Sloane, Director of Operations
Lindsay Hogan, Director of Communications (9:40 a.m.)
John Groom, Director of Land Management
Justin Malley, Director of Finance
Steve Turner, Director of Food & Beverage

Others Attending: Beth Christensen, Truckee River Watershed Council

1. Call to Order / Call for Quorum

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

2. Opening Procedures

- Pledge of Allegiance
- Employee Recognition – Full-Time Year-Round Employee Awards

3. Member Comments

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

- None were made.

Members may submit additional comments by email to the Board of Directors at Memberletters@tahoedonner.com (Members are recognized to comment on agenda items as they occur).

4. 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

Director Murrell moved to approve the consent calendar, seconded by Director Koenes. Motion passed 5 – 0.

5. Committee Reports

The Board of Directors reviewed the Committee written minutes and reports 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

The Board of Directors received these items as information.

6. 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.

- Director Koenes reported on AB1360 and electronic voting. He also reported on SB428 and AB2114 and AB2060.
- Director Gauny reported on visiting the various Tahoe Donner facilities.
- Director Levine reported on the print TD News + Life magazine and advertising dollars that cover the costs.

7. Euer Valley Phase 2 Projects 65% Design Check-In

The Board of Directors received a presentation by Truckee River Watershed Council staff on the Euer Valley Phase 2 Projects 65% Design. The Board asked clarifying questions about the four projects included in Phase 2.

8. Committee 2025 Draft Annual Task Lists

The Board of Directors received some 2025 draft committee annual task lists.

Director Murrell moved to accept the 2025 Architectural Standards Committee Task List, seconded by Director Gauny. Motion passed 5 – 0.

Director Levine moved to accept the 2025 Tahoe Donner Giving Fund Task List, seconded by Director Murrell. Motion passed 5 – 0.

The Board asked the Covenants Committee to clarify #3, add rollover tasks, and bring back at the December board meeting.

9. Break was taken 11:00 – 11:10 a.m.

10. Workforce Housing Study Implementation Plan

The Board of Directors received a presentation on the Workforce Housing Study Implementation Plan. The board asked staff to focus on the 2025 implementation plan and bring it back at the December board meeting.

11. Lunch was taken 12:05 – 12:46 p.m.

12. Management Update

The Board of Directors received an update from management 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

The board received this as information.

13. Marina Replacement Reserve Fund Acceleration

The Board considered approving Replacement Reserve Fund project budgets for:

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

Director Murrell moved to approve the following, seconded by Director Gauny (Motion passed 5 – 0):

- 1. Accelerate the replacement of the Marina Entrance Kiosk to 2024.*
- 2. Approve increasing the Reserve Study Marina Entrance Kiosk component budget from \$10,056 to \$29,982 utilizing Replacement Reserve Funds.*

Director Murrell moved to approve the allocation of \$46,427.46 of Replacement Reserve Funds for the emergency repair of the Marina's structural roof columns, seconded by Director Koenes. Motion passed 5 – 0.

14. 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

Director Murrell moved to adjourn to Executive Session at 2:16 p.m., seconded by Director Koenes. Motion passed 5 – 0.

15. Adjournment

Director Murrell moved to adjourn the meeting at 4:27p.m., 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 regular meeting held on November 22, 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