

**AGENDA**  
**TAHOE DONNER ASSOCIATION**  
**REGULAR BOARD OF DIRECTORS' MEETING**

**January 24, 2025**  
**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

**3. 9:03 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](mailto: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. 9:10 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.

- December 20, 2024 Regular Board Meeting Minutes
- Executive Session Report Out
  - o 12/16/24
  - o 12/20/24
- 5501 November and December Reports
- Elections Committee Member Appointment – Robert Jessell
- Amenity Access 2025 Operating Plan Update – Validation Documentation
- Architectural Standards Committee ADU Subcommittee Formation
- Downhill Ski Groomer Replacement – 2025 Replacement Reserve Fund Project
- Cross Country Groomer Replacement– 2025 Replacement Reserve Fund Project

**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. 9:25 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. 9:30 a.m. Committee 2025 Annual Task Lists**

The Board of Directors will receive draft 2025 committee annual task lists from the Finance and Long Range Planning Committees and may consider adoption or provide direction.

**8. 10:00 a.m. December 2024 Financial Report**  
(Justin Malley, Director of Accounting & Finance)

The Board of Directors will receive the unaudited December 2024 financials and a report on the holiday period.

**9. 10:30 a.m. Break**

**10. 10:45 a.m. Management Update**  
(Annie Rosenfeld, General Manager)

- Downhill Ski Lodge Update
- Amenity Access Implementation Update
- 2024 Strategic Objectives Update
- Election and Voting Rules Update

**11. 12:00 p.m. Lunch**

**12. 12:45 p.m. Workforce Housing Study Implementation Plan 2025**  
(Jason Hajduk-Dorworth, Director of Administrative Services)

The Board will receive a presentation on the 2025 Workforce Housing Study Implementation Plan. The Board may provide feedback to staff on the plan for modification and refinement and/or may consider approval of the 2025 Workforce Housing Study Implementation Plan.

**13. 1:30p.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

**14. 3:30 p.m. Adjournment**

The next regularly scheduled Board Meeting will be held on Friday, February 28, 2025 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 – February 12, 2025 at 9:00 a.m.
- Covenants Committee – February 27, 2025 at 1:30 p.m.
- Elections Committee – February 4, 2025 at 2:00 p.m.
- Finance Committee – February 20, 2025 at 3:00 p.m.
- Long Range Planning Committee – February 13, 2025 at 2:00 p.m.
- Giving Fund Committee – (Moved to 2<sup>nd</sup> Tuesdays) February 11, 2025 at 2:30 p.m.
- Trails & Open Space Committee – February 5, 2025 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

January 17, 2025  
Date