

EXHIBIT B

45-DAY NOTICE: PROPOSED ELECTION AND VOTING RULES CHANGE

Pursuant to Tahoe Donner Covenants and Restrictions Article III, Section 7, modifications to existing rules and proposed new rules must be sent out for a 45-day member notification and comment period before board of directors consideration and approval.

Changes to the Tahoe Donner Association Election and Voting Rules will be considered for action by the Board of Directors. The Board of Directors is expected to adopt the proposed new rules and amendments, as they are presented here or with some modification, at the February 28, 2025, board of directors meeting.

The Board invites you to participate in the rule-making process by attending upcoming board meetings where the proposed rule is on the agenda (see Key Dates) and/or by submitting a written member comment on the proposed rule during the 45-day notification and comment period

BACKGROUND:

Tahoe Donner elections are currently guided by (i) state law (ii) Election and Voting Rules, (iii) Campaign Guidelines, and (iv) the Elections Committee Charter and related timelines and procedures produced by the Elections Committee.

The Election and Voting Rules must be updated to reflect recent amendments to the Davis Stirling Act and other associated state legislation. As state law, Tahoe Donner already abides by these recent amendments when conducting elections. Hence, these proposed rule updates reflect the practices that Tahoe Donner and the Elections Committee follow today.

What was the process by which the proposed Election and Voting Rules were developed?

As one of the Elections Committee's 2024 tasks, the board approved them to review and work with legal counsel to revise and propose updates to the Election and Voting Rules. This process began early this fall, and the Elections Committee, legal counsel, and the Board have been actively working on the updates needed since then.

RULE CHANGE PURPOSE:

The existing Election and Voting Rules were last updated in 2021 when the Davis-Stirling Act made its last major changes for HOA elections.

In addition to ensuring that the Tahoe Donner Election and Voting Rules express the intent of new legislation today, Tahoe Donner's legal counsel advises a new format of the rules and reordering some of the existing rule language. Thus, the primary purpose of the rule change is to replace the existing rules entirely with the proposed rules herein.

RULE CHANGE EFFECTS:

- Provide updated Election and Voting Rules to comply with state and association election regulations and restrictions and to clarify election practices
- Improved implementation of the election process at the Association

KEY DATES:

- January (TBD late January date), 2025: 45-day Member Notification and comment period begins.
- February 28, 2025: Board of Directors meeting; hear additional member comments, and no action will be taken.
- Early March 2025: Special Board of Directors meeting to consider adopting the proposed rules with or without modifications.

MEMBER COMMENTS:

Please submit your written comments at 45daynotice@tahoedonner.com, or US Mail: Tahoe Donner Association Attn: Patricia West, 11509 Northwoods Blvd., Truckee, CA. 96161. To ensure the board of directors has time to review all member comments, written comments must be submitted by 12:00 p.m. March TBD, 2025.

PROPOSED ELECTION AND VOTING RULES:

Homeowners are encouraged to review the proposed rules provided in this notice and online at {insert link 45-Day Notice webhub. The proposed Election and Voting Rules are as follows:

{Insert Proposed Rules }