

MINUTES
TAHOE DONNER ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING

January 24, 2025
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, January 24, 2025. 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
Patricia West, Recording Secretary
Erin Moore, Safety Coordinator
Jason Hajduk-Dorworth, Director of Administrative Services
Miguel Sloane, Director of Operations
Lindsay Hogan, Director of Communications
John Groom, Director of Land Management
Justin Malley, Director of Finance (Zoom)
Steve Turner, Director of Food & Beverage

Others Attending: N/A

1. Call to Order / Call for Quorum

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

2. Opening Procedures

- Pledge of Allegiance

3. Member Comments

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

- A member made a comment about third access, Town of Truckee and fire.
- A member made a comment about wildfire preparedness.

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.

- December 20, 2024 Regular Board Meeting Minutes
- Executive Session Report Out
 - 12/16/24
 - 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

Director Koenes removed the Architectural Standards Committee ADU item.

Director Gauny removed both Groomer RRF items.

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

After a discussion, Director Gauny moved to approve the Downhill and Cross Country Groomer replacement items, seconded by Director Roth. Motion passed 5 – 0.

After discussion about the ADU subcommittee formation documents, there was agreement that the document needs additional revisions and to revise after lunch today or to continue the meeting for this item on Monday, January 27th.

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 Gauny reported that the downhill ski lodge temp ops look great, grooming has been amazing and The Lodge Restaurant menu is great.
- Director Koenes requests that fire prevention/safety/mitigation be a future agenda item.
- Director Roth reported that adding personal guests to his ShopTD account was easy, once it was found.
- Director Murrell reported that the progress on the downhill ski lodge is terrific.
- Director Levine reported that the LA wildfires has been riveting and unnerving, noted that he addressed wildfire safety in his TD News President's Welcome, and supported Director Koenes's future agenda item request.

7. Committee 2025 Annual Task Lists

The Board of Directors received draft 2025 committee annual task lists from the Finance and Long Range Planning Committees

Director Koenes moved to approve the Finance Committee 2025 Task List as presented, seconded by Director Gauny. Motion passed 5 – 0.

Director Gauny moved to approve the Long-Range Planning Committee 2025 Task List as presented, seconded by Director Koenes. Motion passed 5 – 0.

8. December 2024 Financial Report (Justin Malley, Director of Accounting & Finance)

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

Director Koenes moved to approve the unaudited December 2024 financials, seconded by Director Gauny. Motion passed 5 – 0.

9. Break was taken 10:33 – 10:44 a.m.

10. Management Update

(Annie Rosenfeld, General Manager)

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

The Board received these items as information.

11. Lunch was taken 12:04 – 12:45 p.m.

12. Workforce Housing Study Implementation Plan 2025

(Jason Hajduk-Dorworth, Director of Administrative Services)

The Board received a presentation on the 2025 Workforce Housing Study Implementation Plan.

Director Murrell moved to accept the Workforce Housing 2025 Implementation Plan as presented in Exhibit A, seconded by Director Koenes. Motion passed 5 – 0.

13. 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 Koenes moved to continue the open session meeting on January 27, 2025 and move to Executive Session at 1:10 p.m., seconded by Director Gauny. Motion passed 5 – 0.

14. Adjournment

Director Murrell moved to adjourn the Executive Session meeting at 3:02 p.m., seconded by Director Gauny. Motion passed 5 – 0.

Continued meeting on January 27, 2025

The Consent Calendar item from the January 24, 2025 board meeting about:

- Architectural Standards Committee ADU Subcommittee Formation

In attendance: Directors Levine, Gauny, Murrell, Roth and Koenes

Staff in attendance: Annie Rosenfeld (General Manager), Patricia West (Recording Secretary), Jason Hajduk-Dorworth (Director of Administrative Services) and Lisa Purchard (Community Standards Manager)

Others in attendance: Rod Whitten, Chair of the Architectural Standards Committee

Director Levine called the meeting to order at 1:31 p.m. Director Levine provided a draft of an updated Architectural Standards Committee charter.

Director Gauny moved to approve the Architectural Standards Committee charter as presented, seconded by Director Murrell. Motion passed 5 – 0.

Director Murrell moved to adjourn the meeting at 1:41 p.m., seconded by Director Gauny. 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 January 24, 2025 and continued on January 27, 2025 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