

AGENDA
TAHOE DONNER ASSOCIATION
REGULAR BOARD OF DIRECTORS' MEETING

February 28, 2025
Northwoods Clubhouse, Mezzanine and Zoom Webinar
9:00 a.m.

Amended Executive Session Agenda 2/26/25

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- Employee Appreciation Week

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. 9:10 a.m. Election and Voting Rules 45-Day Notice Member Comments

The Board of Directors will receive a list of member comments and hear member comments related to the 45-Day Notice for the Proposed Election and Voting Rules Update.

5. 9:25 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.

- January 9, 2025 Special Board Meeting Proposed Election Rules Update
- January 24, 2025 Regular Board Meeting Minutes
- January 27, 2025 Member Appeal Hearing Minutes
- Executive Session Report Out
 - o 1/9/25
 - o 1/24/25
- January 2025 Unaudited Financials
- Covenants Committee Alternate Member Appointment – Raymond Cadei
- Tahoe Donner Gardening Club Application
- Tahoe Donner Giving Fund 2025 Funding Authorization
- Resolution to update Tahoe Donner Association Salary Savings Plans Trustees
- Golf Course Maintenance Irrigation Satellite Stations – 2025 Replacement Reserve Fund Project
- Trail Repair - 2025 Replacement Reserve Fund Project

6. 9:30 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

7. 9:35 a.m. Nevada County Community Wildfire Protection Plan
(Nevada County Staff)

The Board will receive a presentation from Nevada County staff on the updated Nevada County Community Wildfire Protection Plan (NV County CWPP). The Board will ask questions, discuss, and consider authorizing the General Manager to sign Nevada County’s 2024 Community Wildfire Protection Plan, affirming collaboration in the planning process.

8. 10:15 a.m. Architectural Standards Committee Updated 2025 Task List
(Jason Hadjuk-Dorworth, Director of Administrative Services)

The Board of Directors will receive a proposed update to the Architectural Standards Committee 2025 Task List to develop standards and procedures to more effectively permit and promote the use of modern fire-resistant home construction materials. The Board may provide feedback or consider adoption.

9. 10:30 a.m. Break

10. 10:45 a.m. Truckee Fire Protection District Collection Agreement – Cal Fire Forest Health Grant
(John Groom, Director of Land Management)

Following a presentation by staff, the Board of Directors will consider authorizing the General Manager to enter into a Collection Agreement with the Truckee Fire Protection District for Cal Fire Forest Health Grant award funds to support fuel reduction and forest health activities on Tahoe Donner Association lands as part of the larger Nevada and Placer County Cooperative Resilience Project.

11. 11:15 a.m. Forest Fire Parametric Insurance for Tahoe Donner Open Space/Forest
(Jason Hajduk-Dorworth, Director of Administrative Services)

The Board will receive a presentation on the proposed partnership with The Nature Conservancy through a reimbursement agreement for forest fire parametric insurance for Tahoe Donner open space/forest. The Board will consider approving the partnership and approving binding coverage for forest fire parametric insurance for Tahoe Donner open space/forest.

12. 11:45 a.m. Management Update
(Annie Rosenfeld, General Manager)

- Truckee Special Service Area-1 (TSSA-1) Projects Update
 - Roadside Vegetation Management
 - Emergency Evacuation Feasibility Study
 - New Class 1 Trail Evaluation, Planning, and Design YR1
- Spring Season Pass Rates and Summer Programs Preview
- Spring F&B Member Specials Preview
- Capital Projects Update
- Capital and Financial Policies Update

13. 12:15 p.m. Lunch

14. 1:00 p.m. Management Update (Continued)

15. 2:00 p.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.

16. 2:10 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
- Legal

17. 2:45 p.m. Adjournment

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

Annie Rosenfeld
General Manager

February 26, 2025
Date