



**TAHOE DONNER ASSOCIATION  
BOARD OF DIRECTORS  
MINUTES of REGULAR MEETING  
March 28, 2025**

**1. Call to Order / Roll Call**

A special scheduled meeting of the Board of Directors of Tahoe Donner Association was held at The Northwoods Clubhouse, Mezzanine and via Zoom webinar on Friday, March 28, 2025.

President Levine called the meeting to order at 9:19 a.m.

**Directors Present:**

Benjamin Levine, President  
Denise Gauny, Vice President  
Courtney Murrell, Secretary  
Don Koenes, Treasurer (Virtual/Zoom)  
Jim Roth, Director (Virtual/Zoom through Item 6.)

**Directors Absent:**

Jim Roth (Item 7. through Adjournment)

**Staff Present:**

Annie Rosenfeld, General Manager  
Timea Griset, Recording Secretary  
John Groom, Director of Land Management (Items 7. and 12.a.)

**Guests:**

Becky Bucar, Assistant Public Works Director, Town of Truckee

**2. Opening Procedures**

- a. Pledge of Allegiance

**3. Member Comments**

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

A member made a comment about two amenity pass programs.

**4. Consent Calendar**

All items listed under the Consent Calendar are considered routine and are approved without discussion in one motion, unless a member of the Board requests a specific item be removed from the Consent Calendar for separate action.

- a. February 28, 2025, Regular Board Meeting Minutes
- b. March 13, 2025, Special Board Meeting Minutes
- c. Executive Session Report Out
  - i. 2/28/25
  - ii. 3/13/25
- d. February 2025 Unaudited Financials
- e. 5501 Report for January 2025
- f. 5501 Report for February 2025
- g. Hawk's Peak Trailhead Connection / Dogs in Space Repair - 2025 Replacement Reserve Fund Project
- h. Workstations – All (A) - 2025 Replacement Reserve Fund Project

Director Murrell moved to approve the consent calendar items as presented, seconded by Director Koenes. Motion passed 5-0.

#### 5. **Committee Reports**

The Board of Directors reviewed the Committees' written minutes as a routine monthly procedure.

- a. Architectural Standards Committee
- b. Covenants Committee
- c. Elections Committee
- d. Finance Committee
- e. Long-Range Planning Committee
- f. Giving Fund Committee
- g. Trails & Open Space Committee

The Board of Directors received these items as information.

#### 6. **Truckee Special Service Area-1 Funds (TSSA-1)**

The Board received a presentation from Town of Truckee staff on the TSSA-1 funds and planned 2024/2025 capital improvement projects. The Board asked clarifying questions and provided feedback by consensus to TDA staff on messaging to Town Council regarding the use of TSSA-1 funds.

Director Roth left the meeting at 11:01 a.m.

#### 7. **Break was taken:** 11:00 a.m. – 11:10 a.m.

#### 8. **USFS/TDA Master Shared Stewardship Agreement: Federal Funding and Staffing Affects**

The Board of Directors received a presentation from John Groom, Director of Land Management, on the Master Shared Stewardship Agreement. The Board discussed how federal funding and staffing changes are affecting the Agreement.

#### 9. **2024 Audit Report**

Following an opportunity for final Board questions or comments, Director Koenes moved to

accept the 2024 Audit Report as presented, seconded by Director Gauny. Motion passed 4-0 with Director Roth being absent.

**10. Treasurer Report Q4 2024**

The Board of Directors received an update from the Treasurer on the 2024 Q4 finances.

**11. General Policy for Chartered Clubs Establishment and Operational Procedures**

The Board of Directors received a presentation from Annie Rosenfeld, General Manger, on the proposed framework and process to develop a general policy for Tahoe Donner chartered clubs. The Board asked clarifying questions and gave feedback to staff on the draft framework.

**12. Lunch was taken: 12:20 p.m. - 1:15 p.m.**

**13. Management Update**

The Board of Directors received a presentation from John Groom, Director of Land Management, on the 2024 Land Management Division accomplishments.

**14. Board of Director Reports and Future Business**

Director Koenes reported that he joined TDA staff at the Northern California Chapter of Community Associations Institute (CAI) monthly meeting. The topic of the discussion was aging infrastructure. Director Koenes updated the board on several HOA related proposed legislative changes.

Director Gauny reported that she took a tour of the new Downhill Ski Lodge construction site.

**15. Adjourn to Executive Session (Closed to Members)**

The Board is allowed to meet in “executive session” to discuss certain topics. (Civil Code §4935).

At 1:39 p.m. Director Murrell moved to adjourn to Executive Session, seconded by Director Gauny. Motion passed 4-0 with Director Roth being absent.

**Next regular board meeting date:** Friday, April 25, 2025, at 9 a.m.

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 special meeting held on March 28, 2025, as approved by the Board members in attendance and constituting a quorum at a duty convened subsequent meeting of the Board.

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Courtney Murrell, Board of Directors Secretary