



TAHOE DONNER ASSOCIATION
BOARD OF DIRECTORS
MINUTES of SPECIAL MEETING – Capital and Financial Policies I
April 2, 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 Wednesday, April 2, 2025.

President Levine called the meeting to order at 9:02 am.

Directors Present:

Benjamin Levine, President
Denise Gauny, Vice President (Virtual/Zoom)
Don Koenes, Treasurer (Virtual/Zoom)
Courtney Murrell, Secretary (Arrived at 9:03 am)
Jim Roth, Director (Virtual/Zoom)

Directors Absent:

None

Staff Present:

Annie Rosenfeld, General Manager
Timea Griset, Recording Secretary
Justin Malley, Director of Finance
Jon Mitchell, Director of Capital Projects
Nicole Bouteiller, Controller

Guests:

Finance Committee Members

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 defensible space.

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. Executive Session Report Out - 2/25/25

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

5. Capital and Financial Polices Update Initiative - I

The Board of Directors and the Finance Committee reviewed and provided feedback on the proposed Capital and Financial policies updates, focusing on the following working drafts:

- a. The General Policy on Capital Reserves and Capital Improvements
- b. Reserve Study Fund Policy
- c. Development Fund Policy
- d. Financial Policies Glossary

6. Break was taken: 10:26 a.m. - 10:36 a..m

7. Capital and Financial Polices Update Initiative – Continued

The Board of Directors and the Finance Committee continued their review and analysis of the proposed Capital and Financial policies updates.

8. Adjourn to Executive Session (Closed to Members)

At 12:40 pm Director Murrell moved to adjourn to Executive Session, seconded by Director Gauny. Motion passed 5-0.

Next meeting date: The next monthly regular Board meeting is scheduled for 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 April 2, 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