



**TAHOE DONNER ASSOCIATION  
BOARD OF DIRECTORS  
REGULAR BOARD MEETING AGENDA  
AMENDED 4/21/2025**

**April 25, 2025  
9:00 a.m.**

**Northwoods Clubhouse, Mezzanine and Zoom Webinar**

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/Roll Call**  
(Benjamin Levine, Board President)
- 2. 9:01 a.m. Opening Procedure**
  - a. Pledge of Allegiance
  - b. Employee recognition - End of season celebration

**3. 9:05 a.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](mailto:memberletters@tahoedonner.com). The Board president will recognize property owners to comment on the 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 matters on a future Board agenda.

**4. 9:10 a.m. Board of Directors 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.

**5. 9:15 a.m. Consent Calendar**

All items listed under the Consent Calendar are considered routine and will be 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.

- March 24, 2025, Special Board Meeting Minutes
- March 28, 2025, Regular Board Meeting Minutes
- April 2, 2025, Special Board Meeting Minutes
- Defensible Space - Common Area - 2025 Replacement Reserve Fund Project
- Water Truck - Diesel - 2025 Replacement Reserve Fund Project
- Covenants Committee Member Appointment – Mike Brown

**6. 9:20 a.m. Committee Updates**

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. 9:25 a.m. Architectural Standards (ASC) Siding Rule Change**  
(Jason Hajduk-Dorworth, Director of Administrative Services)

The Board of Directors will receive a presentation on the ASC task regarding proposed changes to the Siding Rule. Following the presentation, the Board may provide additional guidance to the committee or consider taking action to authorize the publication of a 45-day member notification and comment period for the proposed Siding Rule change. Pursuant to Tahoe Donner Covenants and Restrictions Article III, Section 7, modifications to rules and proposed new rules must go out for a 45-day member notification and comment period prior to Board consideration and/or approval.

**8. 9:55 a.m. Truckee River Watershed Council (TRWC) and Tahoe Donner Association (TDA) Recreation and Restoration Improvement Partnership Agreements**  
(Jon Mitchell, Director of Capital Projects and Facilities)

The Board of Directors will receive a presentation on the proposed partnership agreements with TRWC. Following the presentation, the Board may consider approving Administrative Resolution 2025 – 3 to authorize the General Manager, on behalf of TDA, to execute the partnership agreements.

**9. 10:20 a.m. Break**

**10. 10:25 a.m. Wildfire Preparedness Campaign Introduction**  
(Jason Hajduk-Dorworth, Director of Administrative Services, and John Groom, Director of Land Management)

The Board of Directors will receive a presentation from TDA staff on the 2025 Wildfire Preparedness Campaign.

**11. 10:55 a.m. Q1 Quarterly Financial Review/March Financials**  
(Justin Malley, Director of Accounting & Finance)

The Board of Directors will receive the unaudited March 2025 financials. The Board will consider taking action to accept the unaudited financials

**12. 11:15 a.m. Management Update**

- a. Downhill Ski Lodge Construction Update
- b. New Member Orientation Program

**13. 11:40 a.m. 2025 Board of Directors Election: Election by Acclamation**  
(Annie Rosenfeld, General Manager)

Notice of the 2025 Board of Directors election and procedures has been duly given to the membership. The notice identified 10AM on April 15 as the deadline to submit applications for the two open Board of Directors seats. Prior to the candidacy application deadline, the Board of Directors received three verified applicants for the 2025 Board of Directors Election: Benjamin Levine, Jay Wertheim, and Nicholas Rab. On April 19, Nicholas Rab informed the Elections Committee of his decision to withdraw from the 2025 Board of Directors Election. Because no write-in candidates are allowed in the voting process, and because the number of qualified candidates is equal to the number of open seats, the Board of Directors may take action to declare Benjamin Levine and Jay Wertheim elected by acclamation in Tahoe Donner's 2025 Board of Directors Election.

**14. 11:45 a.m. Lunch Break**

**15. 12:30 p.m. Capital and Financial Policies Update Initiative**  
(Annie Rosenfeld, General Manager)

The Board of Directors and the Finance Committee will provide feedback to the Working Group on proposed draft updates to Tahoe Donner's capital and financial policies, with particular focus on the following:

- a. Follow up from April 21, 2025, Special Board Meeting
- b. Operating Fund Policy

**16. 2:00 p.m. Adjournment to 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
- Legal
- Personnel
- Member Discipline
- Member Delinquency

The Board of Directors' next regularly scheduled meeting will take place on Friday, May 23, 2025, at 9:00 a.m.

### **Tahoe Donner Committee Meeting Schedule**

<https://www.tahoedonner.com/wp-content/uploads/2025/01/2025-Committee-Meeting-Calendar-v1.pdf>

- Elections Committee – May 6, 2025, at 2:00 p.m.
- Trails & Open Space Committee – May 7, 2025, at 3:00 p.m.
- Long Range Planning Committee – May 8, 2025, at 2:00 p.m.
- Giving Fund Committee – May 13, 2025, at 2:30 p.m.
- Architectural Standards Committee – May 14 & 28, 2025, at 9:00 a.m.
- Finance Committee – May 15, 2025, at 3:00 p.m.
- Covenants Committee – May 22, 2025, at 1:30 p.m.

In compliance with Civil Code §4920 and §4045 – this agenda was posted at least four days prior to the meeting.

Timea Griset  
Executive Assistant/Board Clerk

April 16, 2025  
Date