

# MINUTES

## TAHOE DONNER ASSOCIATION SPECIAL BOARD OF DIRECTORS MEETING: Capital Funds Policies Workshop #2

April 30, 2024 (Rescheduled from April 24, 2024)  
Northwoods Clubhouse, Mezzanine and Zoom Webinar  
1:00 PM

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 Tuesday, April 30, 2024. President Koenes called the meeting to order at 1:00 p.m. The following Directors were in attendance, thus constituting a quorum of the authorized number of Directors of the Association:

**Directors Present:** Don Koenes, President  
Benjamin Levine, Vice President  
Steve Mahoney, Treasurer, via Zoom  
Courtney Murrell, Secretary  
Jim Roth, Director, via Zoom

**Directors Absent:** None

**Staff Present:** Annie Rosenfeld, General Manager  
Steve Hogan, Controller  
Jon Mitchell, Director of Capital Projects and Facilities  
Sydney Stokes, Recording Secretary

### 1. Call to Order / Call for Quorum for Open Session

Board President Koenes called to order at 1:00 p.m.

### 2. Capital Funds Policies Workshop #2 (Annie Rosenfeld, General Manager)

Based on the workshop discussion and after member comments, the Board will review a summary of the preliminary guidance developed and accept or modify it as final guidance.

1. Capital funds policies update outcomes & objectives: The Board concurs with the Outcomes. The Board concurs with the Objectives with a change to the last bullet replacing “current” with “adopted.”
2. Component eligibility criteria: The Board concurs with the applied CAI Reserve Standards strawman components selection process.

3. Long-life components and methodology for the RRF: The Board concurs with Option B as the long-life methodology that TDA will use as follows: Addition of long-life components with funding at the time when they fall within the 30-year period from the date of study preparation. The 30+ year components will be inventoried.
4. Where facility replacement should be planned and funded: A majority of the Board is favorable to the creation of a new facility renewal fund.
5. Funding horizon principles for facility renewal: The Board directs staff and the working group to develop financial models for a custom funding approach, subject them to stress testing, and return to the Board with a recommendation.

**3. Break was taken 2:50 – 3:00 p.m.**

**4. Capital Funds Policies Workshop #2, Continued**

**5. Member Comments**

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

- None were made.

Members may submit additional comments by email to the Board of Directors at [Memberletters@tahoedonner.com](mailto:Memberletters@tahoedonner.com) (Members are recognized to comment on agenda items as they occur).

**6. Adjournment**

*Director Murrell made a motion to adjourn this meeting at 4:45 p.m., seconded by Director Mahoney. 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 special meeting held on April 30, 2024 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