



**TAHOE DONNER ASSOCIATION
BOARD OF DIRECTORS
MINUTES of REGULAR MEETING
April 25, 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, April 25, 2025.

President Levine called the meeting to order at 9:00 a.m.

Directors Present:

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

Directors Absent:

None

Staff Present:

Annie Rosenfeld, General Manager
Erin Moore, Assistant Board Clerk
Jason Hajduk-Dorworth, Director of Administrative Services
Miguel Sloane, Director of Operations
Lindsay Hogan, Director of Communications
John Groom, Director of Land Management
Justin Malley, Director of Finance
Jon Mitchell, Director of Capital Projects

Guests:

Rod Whitten, Architectural Standards Committee Chair
Evan Swain, Project Manager, Truckee River Watershed Council
Brent Collinson, Inspector of Elections
Julie Vietor, Finance Committee Member

2. Opening Procedures

- a. Pledge of Allegiance
- b. Employee recognition – End of winter season celebration

3. Member Comments

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

There were no member comments.

4. Board of Director Reports and Future Business

Director Koenes reported on his tours of the Downhill Ski Lodge construction site and Marina.

Director Koenes reported that, as a board member of the Northern California Chapter of Community Association Institute (CAI), he spent the last three days at a CAI meeting learning about and discussing proposed laws that may affect HOA governance. In addition to describing some of the proposed laws, Director Koenes mentioned that insurance was a prevalent topic of concern at the meeting.

5. 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. March 24, 2025, Special Board Meeting Minutes
- b. March 28, 2025, Regular Board Meeting Minutes
- c. April 2, 2025, Special Board Meeting Minutes
- d. Defensible Space – Common Area – 2025 Replacement Reserve Fund Project
- e. Water Truck – Diesel – 2025 Replacement Reserve Fund Project
- f. Covenants Committee member Appointment – Mike Brown

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

6. 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.

7. Architectural Standards (ASC) Siding Rule Change

The Board received a presentation from Jason Hajduk-Dorworth, Director of Administrative Services on the ASC task regarding proposed changes to the Siding Rule. Following board discussion and an opportunity for member comment, by consensus the board agreed to refer the proposal back to the ASC for further consideration.

8. **Break was taken:** 10:21 a.m. - 10:26 a.m.

9. **Truckee River Watershed Council (TRWC) and Tahoe Donner Association (TDA) Recreation and Restoration Improvement Partnership Agreements**

The Board of Directors received a presentation from Jon Mitchell, Director of Capital Projects, on the proposed partnership agreements with TRWC.

Director Gauny moved to approve the Administrative Resolution 2025 – 3, to authorize the General Manager, on behalf of TDA, to execute the partnership agreements. Director Koenes seconds. Motion passed 5–0.

10. **Wildfire Preparedness Campaign Introduction**

The Board of Directors received a presentation from Jason Hajduk-Dorworth, Director of Administrative Services and John Groom, Director of Land Management, on the 2025 Wildfire Preparedness Campaign. The Board and members asked clarifying questions and gave feedback.

11. **Q1 Quarterly Financial Review/March Financials**

The Board received an update by Justin Malley, Director of Finance on the unaudited March 2025 and Q1 Financials

12. **2025 Board of Directors Election: Election by Acclamation**

As a candidate in the 2025 Board of Directors Election, Director Levine recused himself from the deliberation and decision and left the board meeting. Director Gauny chaired the discussion.

Brent Collinson, Inspector of Elections, advised the Board regarding the legal basis for his recommendation to declare Benjamin Levine and Jay Wertheim election by acclamation in Tahoe Donner's 2025 Board of Directors Election.

Director Koenes moved to declare Benjamin Levine and Jay Wertheim elected by acclamation in Tahoe Donner's 2025 Board of Directors Election. Director Murrell seconds. Motion passes 4–0, with Director Levine having recused himself.

Following this action, Director Levine rejoined the board meeting.

13. **Management Update**

- Downhill Ski Lodge Construction Update presented by Jon Mitchell, Director of Capital Projects
- New Member Orientation Program, presented by Lindsay Hogan, Director of Communications.

The Board received these items as information. The board reviewed the updates and asked questions.

14. **Lunch was taken:** 12:08 p.m. - 12:42 p.m.

15. Capital and Financial Policies Update Initiative

The Board of Directors and the Finance Committee reviewed and provided feedback on the proposed capital and financial policies updates, focusing on the Operating Fund Policy and follow-ups from the April 21, 2025 Special Board meeting.

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 Koenes. Motion passed 5-0.

Next regular board meeting date: Friday, May 23, 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 25, 2025, as approved by the Board members in attendance and constituting a quorum at a duly convened subsequent meeting of the Board.

Courtney Murrell, Board of Directors Secretary