



**TAHOE DONNER ASSOCIATION
BOARD OF DIRECTORS
MINUTES of REGULAR MEETING
May 23, 2025**

1. Call to Order / Roll Call

A regular scheduled meeting of the Board of Directors of Tahoe Donner Association was held at The Northwoods Clubhouse, Mezzanine and via Zoom webinar on Friday, May 23, 2025.

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

Directors Present:

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

Directors Absent:

None

Staff Present:

Annie Rosenfeld, General Manager
Timea Griset, Recording Secretary
John Groom, Director of Land Management (Item 9)
Jon Mitchell, Director of Capital Projects and Facilities (Item 10)
Lindsay Hogan, Director of Communications and Member Services (Items 10 & 12)
Miguel Sloan, Director of Operations (Items 7, 10 & 12)
Justin Malley, Director of Finance and Accounting (Items 13 & 14)
Jason Hajduk-Dorworth, Director of Administrative Services (Item 10)
Mike Peters, Director of Food & Beverage (Item 10)

Guests:

Finance Committee Members (Item 13)
TOS Committee Chair (Item 13)
LRPC Chair (Item 13)

2. Opening Procedures

- a. Pledge of Allegiance: Recited in unison
- b. Employee Recognition: Ivy Chung was recognized for his five years of dedicated service and commitment to the organization.

3. **Member Comments**

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

A member made a comment about local fireworks buyback programs.

4. **Board of Directors Reports and Future Business**

Director Gauny

- a. Toured the Marina
- b. Attended the May TOS committee meeting
- c. Attended the May 21 Community Wildfire Forum
- d. Participated in the Truckee River Watershed Council's water testing project

Director Levine

- a. Attended the May 21 Community Wildfire Forum

5. **Consent Calendar**

Director Roth removed item 5.g. *Replacement Reserve Fund 2025 Budget Item: Downhill Ski Lodge Generator* from the Consent Calendar. Director Murrell moved to approve the remaining items listed below, seconded by Director Koenes:

- a. Approved the minutes of the May 13, 2025, Special Board Meeting
- b. Accepted the 2025 April Unaudited Financials
- c. Accepted the 2025 April 5501 report
- d. Approved the Replacement Reserve Fund 2025 Budget Item: General Maintenance Annual Winterization and Spring Clean Up
- e. Approved the Replacement Reserve Fund 2025 Budget Item: Fuel Break Corrective Maintenance - Herbicidal Spray
- f. Approved the Replacement Reserve Fund 2025 Budget Item: Common Area Tree Damage
- g. Approved the June 29, 2025, Annual Meeting Agenda

The motion passed 5-0.

After a discussion, Director Roth moved to approve the Replacement Reserve Fund 2025 Budget Item: Downhill Ski Lodge Generator as proposed by staff, seconded by Director Gauny. Motion passed 5-0.

6. **Committee Updates**

The Board of Directors reviewed and accepted 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

7. 2025 Summer Equestrian Program Update

Miguel Sloan, Director of Operations, presented an overview of the 2025 summer Equestrian program, covering service modifications, program usage, financial data, and the projected budget impact for 2025. The Board discussed the changes being made to the Equestrian program.

8. Break: 10:25 a.m. to 1:33 a.m.

9. 2025 Summer Trails Update and Trails Implementation Plan Preview

John Groom, Director of Land Management, provided an update on the implementation of the 2022 Trails Master Plan, management updates for the 2025 summer trail system, and the progress toward completing the Trails Implementation Plan. The Board discussed the progress and plans and provided feedback.

10. Management Update

- a. Annie Rosenfeld, General Manager, and Jason Hajduk-Dorworth, Director of Administrative Services presented on the following topics:
 - i. TDA's response to the Town on the TSSA-1 funds use and associated projects
 - 1. Roadside Vegetation Management
 - 2. New Class 1 Trail evaluation, planning, and design: connecting the Trout Creek Trailhead parking area to the Alder Creek Adventure Center
 - 3. Emergency Evacuation feasibility study to evaluate improvements to emergency access and response in the Tahoe Donner Subdivision
- b. Jon Mitchell, Director of Capital Projects and Facilities, provided an update on the Downhill Ski Lodge project
- c. Miguel Sloan, Director of Operations, and Mike Peters, Director of Food & Beverage, provided the Board with a preview of 2025 summer operations

11. Lunch break: 12:10 p.m. to 12:52 p.m.

12. Management Update – continued

Lindsay Hogan, Director of Communications and Member Services, and Miguel Sloan, Director of Operations, provided the Board with an update on member value initiatives.

13. Proposed 2026 Strategic Budget Drivers and Budget Timeline

Annie Rosenfeld, General Manager, and Justin Malley, Director of Finance and Accounting, presented an overview of the key factors influencing the 2026 budget and outlined the schedule for its development. The Board offered input and guidance to staff and the Finance Committee, with a final decision scheduled for June.

14. Suspension of Membership Rights and Authorization to Record Lien

The Board of Directors was asked to review and approve actions regarding overdue member accounts, including the filing of property liens and the temporary suspension of membership privileges for those with outstanding assessments. Following a discussion, the Board took the following action:

Director Gauny moved that: *The Board of Directors authorizes the suspension of membership*

rights and recordation of liens against properties of members for which delinquent assessments, fines and fees are owed.

Property Account Numbers are included herein as Exhibit A - May 23, 2025.

Motion was seconded by Director Koenes. Motion passed 5-0.

15. Adjournment to Executive Session (Closed to Members)

At 2:42 p.m. Director Koenes moved to adjourn to Executive Session, seconded by Director Murrell. Motion passed 5-0.

Next regular board meeting date: Friday, June 27, 2025, at 9:00 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 May 23, 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