

AGENDA
TAHOE DONNER ASSOCIATION
BOARD OF DIRECTORS' SPECIAL MEETING
Capital and Financial Policies Update Initiative

June 23, 2025
Northwoods Clubhouse, Mezzanine and Zoom Webinar
9:00 a.m.

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 or via Zoom webinar. All board meetings are broadcast live. To watch board meetings live 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 the corporation's business.

***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. 9:02 a.m. Opening Procedures:**
 - Pledge of Allegiance
- 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.

The Board president will recognize property owners to comment on 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 matter on a future Board agenda.

4. 9:10 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.

- Revised June 29, 2025 Annual Meeting Agenda

5. 9:10 a.m. Capital and Financial Policies Update

The Board of Directors will review and discuss the proposed Tahoe Donner Capital and Financial Policies listed below. The Board will consider adopting the proposed policies at the regular board meeting on June 27, 2025.

- Financial Lexicon Policy
- Capital Asset Policy
- Annual Budget Development Policy
- General Policy on Capital Reserves and Capital Improvements
- Reserve Study Fund Policy
- Development Fund Policy
- Operating Fund Policy
- Authorization Levels Policy
- Investment Policy

6. 10:30 a.m. Break

7. 10:45 a.m. Capital and Financial Policies Update – Continued

8. 12:00 p.m. Adjourn 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 plan to meet in Executive Session to discuss the following:

- Executive Session Minutes Approval
- Contracts
- Legal
- Personnel

Next board meeting: Friday, June 27, 2025, at 9:00 a.m. at the Northwoods Clubhouse, Mezzanine Room, and via Zoom webinar.

Tahoe Donner Committee Meeting Schedule

<https://cdn1.tahoedonner.com/wp-content/uploads/2020/09/09114344/Committee-Meeting-Calendar.pdf>

- Architectural Standards Committee Meeting – June 25, 2025, at 9:00 a.m.
- Covenants Committee Meeting – June 26, 2025, at 1:30 p.m.
- Elections Committee Meeting – September 2, 2025.
- Finance Committee Meeting – July 17, 2025, at 1:30 p.m.
- Long Range Planning Committee Meeting – July 10, 2025, at 2:00 p.m.
- Tahoe Donner Giving Fund Committee Meeting – July 8, 2025, at 2:30 p.m.
- Trails & Open Space Committee Meeting – July 2, 2025, at 3:00 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

June 17, 2025
Date