



**TAHOE DONNER ASSOCIATION
BOARD OF DIRECTORS
REGULAR BOARD MEETING AGENDA**

June 27, 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. 9:00 a.m. Opening Procedure**
 - Pledge of Allegiance
 - Employee Recognition
- 3. 9:05 a.m. Member Comments**
(Benjamin Levine, Board President)

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 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.

- April 21, 2025 Special Board Meeting Minutes
- April 25, 2025 Regular Board Meeting Minutes
- May 19, 2025 Special Board Meeting Minutes
- May 23, 2025 Regular Board Meeting Minutes
- Executive Session Report Out
 - May 13, 2025
 - May 19, 2025
 - May 23, 2025
- 2025 May Unaudited Financials
- 2025 May 5501
- 2025 Replacement Reserve Fund Budget Item: Golf Maintenance Toro Procore Aerifier
- 2025 Replacement Reserve Fund Budget Item: Golf Maintenance Toro 3420 Triflex Mower
- 2025 Replacement Reserve Fund Budget Item: Golf Maintenance Toro Workman 3 and 4
- Tahoe Donner Men's 9-Hole Golf Club Application
- Long Range Planning Committee Member Appointment – Sean Clemenza

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 - No meeting held this month
- Finance Committee
- Giving Fund Committee
- Long-Range Planning Committee
- Trails & Open Space Committee

7. 9:25 a.m. Capital and Financial Policies Update Initiative
(Annie Rosenfeld, General Manager)

The Board of Directors will revisit and review the proposed updates to the Capital and Financial Policies. The Board will consider approving a resolution to adopt the updated policies.

8. 9:50 a.m. 2026 Strategic Budget Drivers
(Annie Rosenfeld, GM, and Justin Malley, Director of Finance and Accounting)

The Board of Directors will revisit and review the proposed 2026 Strategic Budget Drivers and will consider accepting them for use in the upcoming Annual Budget Development Process.

9. 10:05 a.m. Trails Implementation Plan
(John Groom, Director of Land Management)

Staff will provide a presentation on the Trails Implementation Plan. The Board may ask clarifying questions. The Board may provide feedback to staff and/or may take action to approve the Trails Implementation Plan.

10. 10:35 a.m. Break

11. 10:45 a.m. 2025 Communications Preferences Survey Results & Biennial Member Survey Preview
(Lindsay Hogan, Director of Communication and Development)

The Board of Directors will receive a presentation from staff on the results of the 2025 Communications Preferences Survey and a preview of the upcoming biennial Member Survey. The Board will discuss the surveys and may provide feedback to staff.

12. 11:30 a.m. Capital Projects Update and Check-In
(Jon Mitchell, Director of Capital projects and Facilities)

Staff will present an update on 2025 capital projects in planning/design, permitting, and construction, including but not limited to, the Downhill Ski Lodge, Euer Valley Phase 1, Maintenance Yard Fueling Station Replacement, ACAC North Parking Lot and Pumphouse Access Road Improvements, Trout

Creek Pool Room and Deck Improvement Projects. The Board will discuss the projects and may provide feedback to staff.

13. 12:15 p.m. Lunch

14. 1:00 p.m. Adjournment to Executive Session (Closed to Members)

The Board is allowed to meet in “executive session” to discuss certain topics. The Board of Directors plans to meet in Executive Session to discuss the following:

- Contracts
- Legal
- Personnel
- Member Delinquency

The Board of Directors’ next regularly scheduled meeting will take place on Friday, July 25, 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>

- Architectural Standards Committee – July 9 & 23, 2025, at 9:00 a.m.
- Covenants Committee – July 24, 2025, at 1:30 p.m.
- Elections Committee – September 2, 2025, at 1:00 p.m.
- Finance Committee – July 17, 2025, at 3:00 p.m.
- Giving Fund Committee – July 8, 2025, at 2:30 p.m.
- Long Range Planning Committee – July 10, 2025, at 2:00 p.m.
- Trails & Open Space Committee – 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 18, 2025
Date