

RESOLUTION 2025-1
Appeal Hearing, Unit 05, Lot 181

WHEREAS, the Association recognizes the need to permit and promote up-to-date fire-resistant home construction material standards for both new construction and improvement projects to existing homes.

WHEREAS, Tahoe Donner C&Rs, which cannot be modified without a member vote, are based on out-of-date construction material standards from the late 1980s and early 90s.

WHEREAS, within the legal parameters established by the C&Rs, the Association may develop standards and procedures to permit and promote up-to-date fire-resistant home construction materials.

WHEREAS, at the ASC's November 20, 2024 meeting, the committee took the following action:

The committee agreed to approve the project as a whole, including an exception to the siding rule to allow more than 50% sheet siding on the sides and back given that it is a Hardie Board product, but to deny the proposed siding on the street side (aside from the east elevation side with the garage) and require a resubmittal to staff for one member review, along with an approved site inspection, before permit issuance. The committee also requires a revision to the lights on the west elevation which can be submitted after permit issuance but before the final inspection. (3:0 - Whitten, Clarin, Phelps)

NOW, THEREFORE, BE IT RESOLVED, that the Tahoe Donner Association Board of Directors finds that the ASC's November 20, 2024 decision is affirmed with the following modifications:

1. The ASC's denial of "the proposed siding on the street side" is suspended, and
2. Staff and the ASC and/or its Chair are directed to work with the Owner(s) to achieve a mutually agreeable variance for this project that balances existing standards, aesthetic harmony, fire resistance, and construction quality.

ACCEPTED AND DATED: January 27, 2025

BENJAMIN LEVINE, President

DENISE GAUNY, Vice President

COURTNEY MURRELL, Secretary

DON KOENES, Treasurer

JIM ROTH, Director

CERTIFICATE OF SECRETARY

I certify that I am the duly qualified and acting secretary of the Tahoe Donner Association, a California Nonprofit Mutual Benefit corporation. The foregoing is a true and correct copy of the Resolution duly adopted by the Board of Directors at a duly noticed Board meeting held on September 27, 2024, and entered in the minutes of such meeting. The Policy as of this date has not been modified or appealed and is, as of now, in full force and effect.

DATED: _____

COURTNEY MURRELL, Secretary