



**TAHOE DONNER ASSOCIATION
BOARD OF DIRECTORS
MINUTES of REGULAR MEETING
June 27, 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, June 27, 2025.

President Levine called the meeting to order at 9:01 a.m.

Directors Present:

Benjamin Levine, President
Denise Gauny, Vice President
Courtney Murrell, Secretary
Don Koenes, Treasurer (arrived at 9:08 a.m.)
Jim Roth, Director

Directors Absent:

None

Staff Present:

Annie Rosenfeld, General Manager
Timea Griset, Recording Secretary
Miguel Sloan, Director of Operations (Item 2.b)
Justin Malley, Director of Finance and Accounting (Items 7 & 8)
John Groom, Director of Land Management (Item 9)
Lindsay Hogan, Director of Communications and Member Services (Items 11)
Jon Mitchell, Director of Capital Projects and Facilities (Item 12)

Guests:

Finance Committee Members (Item 7 & 8)
TOS Committee Chair (Item 8 & 9)
LRPC Chair (Item 8)

2. Opening Procedures

- a. Pledge of Allegiance: Recited in unison
- b. Employee Recognition: Jeremiah Ferguson was recognized for winning the Ski California – Paul Beran Lift Maintenance Person of the Year Award.

3. Member Comments

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

Member comments were received concerning the appeal process, the issue of cigarette butts, and emergency evacuation preparedness.

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

Director Koenes

1. Toured the projects in Carpenter Valley with John Groom, Director of Land Management

Director Levine

- a. Recommended that board members take a tour of Euer Valley with John Groom, Director of Land Management, to gain firsthand insight into ongoing and planned restoration efforts.

5. **Consent Calendar**

Director Levine removed item 5.k. *Tahoe Donner Men's 9-Hole Golf Club Application* from the Consent Calendar. Director Roth moved to approve the remaining items listed below, seconded by Director Koenes:

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

The motion passed 5-0.

After a brief discussion, Director Levine moved to approve the Tahoe Donner Men's 9-Hole Golf Club Application as presented, 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.

1. Architectural Standards Committee
2. Covenants Committee
3. Elections Committee - No meeting this month
4. Finance Committee

5. Long-Range Planning Committee
6. Giving Fund Committee
7. Trails & Open Space Committee

7. Capital and Financial Policies Update Initiative

The Board of Directors reviewed proposed revisions to the Capital and Financial Policies. The Board engaged in discussion and asked questions before taking the following action:

Director Koenes moved that: *The Board of Directors adopts Resolution 2025-4, Capital and Financial Policies Update.* Motion was seconded by Director Roth. Motion passed 5-0.

8. 2026 Strategic Budget Drivers

The Board of Directors reviewed the key factors influencing the 2026 budget and the schedule for its development. The Board engaged in discussion, asked questions, and provided feedback before taking the following action:

Director Koenes moved that: *The Board of Directors accepts the 2026 Strategic Budget Drivers as presented in this staff report. With this acceptance, staff will begin developing the 2026 Budget, incorporating the participation, input, and feedback of the respective advisory committees, as well as Board discussion and feedback, as part of the Annual Budget Development Process.*

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

9. Trails Implementation Plan

The Board of Directors received a presentation on the Trails Implementation Plan, which covered the plan's development, a high-level overview of the planned projects, and outlined next steps. The Board engaged in discussion, asked questions, and provided feedback before taking the following action:

Director Koenes moved that: *The Board of Directors accepts the 2025 Trails Implementation Plan as presented in Exhibit A.* Motion was seconded by Director Murrell. Motion passed 5-0.

10. Break: 10:37 a.m. to 10:48 a.m.

11. 2025 Communications Preferences Survey Results & Biennial Member Survey Preview

Lindsay Hogan, Director of Communications and Member Services, delivered a report summarizing the results of the 2025 Communications Preferences Survey and previewed the forthcoming biennial Member Survey. The Board discussed these items and offered feedback.

12. Capital Projects Update and Check-in

Jon Mitchell, Director of Capital Projects and Facilities, updated the Board on the status of 2025 capital projects at various stages, including planning, permitting, and construction. Projects discussed included the Downhill Ski Lodge, Euer Valley Phase 1, Maintenance Yard Fueling Station Replacement, ACAC North Parking Lot and Pumphouse Access Road Improvements, Pickleball Court Enhancements, and Trout Creek Pool Room and Deck Improvement Projects. The Board discussed these updates and provided feedback.

13. Adjournment to Executive Session (Closed to Members)

At 12:53 p.m. Director Roth moved to adjourn to Executive Session after a lunch break, seconded by Director Gauny. Motion passed 5-0.

Next regular board meeting date: Friday, July 25, 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 June 27, 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