



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

**July 25, 2025**

**9:00 a.m.**

**Northwoods Clubhouse, Mezzanine and Zoom Webinar**

Tahoe Donner members are welcome to attend board meetings, either in person or online via Zoom. Tahoe Donner members are also invited to share comments and ask questions during the Member Comments “open forum” portion of the meeting and/or when the Board invites Member Comments for individual agenda items.

When sharing Member Comments, the Board asks that you introduce yourself for the record and include your Tahoe Donner address or your Unit and Lot Number. Member Comments are limited to three minutes per speaker.

Members are also welcome to share their thoughts with the Board by emailing [memberletters@tahoedonner.com](mailto:memberletters@tahoedonner.com).

The Board reserves the right to adjust this timed agenda during the board meeting by adding, deleting, and/or moving items as permitted by law. All open session board meetings are recorded and webcast live on Zoom.

For more information and Zoom meeting instructions, please visit:  
<https://www.tahoedonner.com/members/governance/board-meeting>

***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
- 3. 9:05 a.m.      Member Comments**  
(Benjamin Levine, Board President)

Tahoe Donner members are invited to share comments and ask questions for matters not otherwise on the agenda. Board and staff shall be limited to brief responses, clarifying questions, and future agenda requests.

**4. 9:10 a.m. Board of Directors Reports and Future Business**  
(Benjamin Levine, Board President)

Board members are invited to suggest agenda items for future board meetings, and to provide brief reports on Association matters, including any meetings, activities and events they have attended. Board and staff shall be limited to brief responses, clarifying questions, and future agenda requests.

**5. 9:15 a.m. Consent Calendar**

Items listed under the Consent Calendar are routine and will be approved without discussion in a single motion, unless a Board member requests that a specific item be removed from the Consent Calendar for separate action.

- June 23, 2025 Special Board Meeting Minutes
- June 27, 2025 Regular Board Meeting Minutes
- June 29, 2025 Annual Member Meeting Minutes
- June 29, 2025 Organizational Meeting Minutes
- Executive Session Report Out
  - June 23, 2025
  - June 27, 2025
  - June 29, 2025
- 2025 June 5501
- Revised 2025-26 Board Calendar
- TSSA-1 Fund Project – Roadway Vegetation Management Project Contract Authorization

**6. 9:20 a.m. Committee Reports**

The Board will receive written committee minutes and invite verbal reports from the committee chairs. Board members may ask clarifying questions regarding the committee reports.

- Architectural Standards Committee
- Covenants Committee
- Elections Committee - No meeting held this month
- Finance Committee
- Long-Range Planning Committee
- Tahoe Donner Giving Fund Committee
- Trails & Open Space Committee

**7. 9:25 a.m. Truckee Donner Public Utility District Update**  
(Brian Wright, General Manager, TDPUD)

The Board of Directors will receive a presentation from the Truckee Donner Public Utility District staff on strategic initiatives and projects benefitting the community and improving energy delivery and seasonal impacts including weather and wildfire threats.

**8. 10:05 a.m.**

**Q2 Financial Review**

(Justin Malley, Director of Finance and Accounting)

The Board of Directors will receive an update on the second quarter financial report for 2025.

**9. 10:20 a.m.**

**Proposed Architectural Standards ADU/JADU Rules Change 45-Day Notice Publication Authorization**

(Jason Hajduk-Dorworth, Director of Administrative Services)

The Board of Directors will discuss a proposed Architectural Standards ADU/JADU Rule Change. The Board may also consider authorizing the publication of a 45-Day Notice for the proposed rule change, including any supporting materials necessary to inform the members about the purpose and effect of the proposed rule change. The Board of Directors may also provide additional direction to staff and the committee.

**10. 10:35 a.m.**

**Proposed Architectural Standards Rules Change to the Policies and Siding Sections 45-Day Notice Publication Authorization**

(Jason Hajduk-Dorworth, Director of Administrative Services)

The Board of Directors will discuss proposed changes to the Policies and Siding sections of the Architectural Standards Rules. The Board may also consider authorizing the publication of a 45-Day Notice for the proposed rule change, including any supporting materials necessary to inform the members about the purpose and effect of the proposed rule changes. The Board of Directors may also provide additional direction to staff and the committee.

**11. 10:50 a.m.**

**Break**

**12. 11:00 a.m.**

**Emergency Adoption of Updated Fine Schedule**

(Annie Rosenfeld, General Manager)

On June 30, 2025, AB 130, which amends Civil Code 5580 and 5588 regulating HOA fine schedules and enforcement procedures, was signed into law. Following a staff presentation, the Board of Directors will consider adopting an emergency 120 day rule change to comply with AB 130. Consistent with AB 130, this emergency rule will define health and safety violations and establish an updated fine schedule. The Board may also direct staff to develop the necessary materials to publish a 45-Day Notice to the membership to adopt a permanent rule establishing a fine schedule and enforcement procedure rule consistent with AB 130.

**13. 11:30 a.m.**

**Management Update**

- Downhill Ski Lodge Replacement Update (Jon Mitchell)

- Fourth of July Holiday Week Reporting

**14. 11:50 a.m. Lunch**

**15. 12:30 p.m. Budget Development Process: 10-Year and 20-Year Capital Plans Review and Discussion**

Staff will present initial draft updates to the 20-Year and 10-Year Significant Capital Projects Plans. The Board will discuss project prioritization, timing, and may provide feedback and direction on the long range plans and those projects that are proposed for 2026.

**16. 2:30 p.m. Adjourn to Executive Session (Closed to Members)**

The Board of Directors plans to meet in Executive Session to discuss the following:

- Approval of Executive Session Minutes
- Contracts
- Legal
- Personnel
- Member Delinquency

The Board of Directors' next regularly scheduled meeting will take place on Friday, August 29, 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 – August 13 & 27, 2025, at 9:00 a.m.
- Covenants – August 28, 2025, at 1:30 p.m.
- Elections – September 2, 2025, at 1:00 p.m.
- Finance – August 21, 2025, at 1:30 p.m.
- Long Range Planning – August 14, 2025, at 2:00 p.m.
- Tahoe Donner Giving Fund – August 12, 2025, at 2:30 p.m.
- Trails & Open Space – August 6, 2025, at 3:00 p.m.

In compliance with Civil Code §4920 and §4045, this agenda was posted on Friday, July 18, 2025, at the Northwoods Clubhouse and TDA website at:

<https://www.tahoedonner.com/members/governance/board-meetings/>.

Timea Griset

July 17, 2025

Executive Assistant/Board Clerk

Date