

PROPOSED ARCHITECTURAL STANDARDS SIDING RULE CHANGE: 45-DAY NOTICE PUBLICATION AUTHORIZATION

July 25, 2025



MEETING OUTCOME

The staff will present the proposed changes to the Policies and Siding sections of the Architectural Standards Rules to the Board of Directors.

The desired outcome of today's meeting is:

ACTION - BY MOTION:

The Board of Directors authorizes the publication of a 45-Day Notice for the proposed changes to the Policies and Siding sections of the Architectural Standards Rules (Exhibit A), including supporting materials necessary to inform members about the purpose and effect of the rule changes.

INDUSTRY CHANGES IN SIDING MATERIALS

One design element that the Architectural Standards Committee ("ASC") regularly reviews before construction is the choice of siding material, and the ASC has the authority to approve or deny exceptions to the siding guidelines on a case-by-case basis.

The ASC has been receiving a growing number of requests to use modern, fire-resistant materials for their homes.

The current siding rules were established over 30 years ago to prohibit the use of plywood and sheet siding, promoting a more natural wood appearance.

Advancements in material quality and design necessitate an update to these existing rules to allow for the use of fire-resistant materials.

PROPOSED RULE CHANGE PROCESS

- Board of Directors direction through 2025-1 Resolution.
- The Architectural Standards Committee (ASC) and staff developed proposed rule changes meeting the intent of 2025-1 Resolution and ensuring ASC maintains authority to review each submission on case-by-case basis aligning with the ASC's roles and responsibilities.
- To change the AS Rules, the proposed changes must go through the required rule-making process provided for in the C&Rs.



RULE CHANGE PURPOSE + EFFECT

The purpose of the proposed change includes:

- Update the AS Rules to fit within the guidelines of Board of Directors Policy Resolution 2025-1
- Promote fire-resistant home construction materials

RULE CHANGE EFFECTS

- Preserve the ASC's authority over construction material approval
- Preserve the purpose and intent of the original siding rule which was to discourage a sheet/plywood appearance
- Support a long-term, sustainable and equitable solution for balancing the desire of members for different siding materials while preserving the overall aesthetic standards within the Association

RECOMMENDED NEXT STEPS

To summarize, staff is recommending the following next steps:

- **Board Action Today:** Authorize publication of the proposed Architectural Standards siding rule change (Exhibit A), for a 45-Day Notice with all supporting materials necessary to inform the members about the purpose and effect of the rule change for siding.
- **45-Day Notice:** The publication of the 45-Day Notice (Exhibit C) will be included in the September Tahoe Donner News.
- **Future agenda item:** The Board will hear member comments on the proposed rule change at the September 26, 2025 board meeting.
- **Future action item:** The Board will consider action to adopt the rule change at the October 24, 2025 board meeting after the 45-day notice period expires.



RECOMMENDED ACTION

BY MOTION:

The Board of Directors authorizes the publication of a 45-Day Notice for the proposed changes to the Policies and Siding sections of the Architectural Standards Rules (Exhibit A), including supporting materials necessary to inform the members about the purpose and effect of the rule changes.



THANK YOU