



**TAHOE DONNER ASSOCIATION
BOARD OF DIRECTORS
MINUTES of REGULAR MEETING
July 25, 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, July 25, 2025.

President Levine called the meeting to order at 9:02 a.m.

Directors Present:

Benjamin Levine, President
Denise Gauny, Vice President
Courtney Murrell, Secretary
Don Koenes, Treasurer (arrived at 9:03 a.m.)
Jay Wertheim, Director (Virtual/Zoom)

Directors Absent:

None

Staff Present:

Annie Rosenfeld, General Manager
Timea Griset, Recording Secretary
Justin Malley, Director of Finance and Accounting (Item 8)
Jason Hajduk-Dorworth, Director of Administrative Services (Items 9, 10, 12)
Jon Mitchell, Director of Capital Projects and Facilities (Item 13.a)
Miguel Sloan, Director of Operations (Item 13.b)
Lindsay Hogan, Director of Communications and Member Services (Item 13.b)
Mike Peteres, Director of Food & Beverage (Item 13.b)

Guests:

Brian Wright, General Manager, TDPUD (Item 7)

2. Opening Procedures

- a. Pledge of Allegiance

3. Member Comments

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

Member comments were received concerning the TDA Capital Projects webpage and pickleball improvement project.

4. Board of Directors Reports and Future Business

Director Gauny

- a. Plays bocce ball on Tuesdays.
- b. Dedicated time to analyzing the impact of AB130.
- c. Attended her first Covenants Committee meeting this week as the new board liaison.
- d. The TD Women's Golf Club hosted a tournament this week.

Director Wertheim

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

Director Levine

- a. Attended a steering committee meeting for the upcoming Truckee River Day & Fair scheduled for October 19, 2025.

5. Consent Calendar

Director Murrell moved to approve the consent calendar items as presented, seconded by Director Koenes. The motion passed 5-0.

- a. June 23, 2025 Special Board Meeting Minutes
- b. June 27, 2025 Regular Board Meeting Minutes
- c. June 29, 2025 Annual Member Meeting Minutes
- d. June 29, 2025 Organizational Meeting Minutes
- e. Executive Session Report Out
 - June 23, 2025
 - June 27, 2025
 - June 29, 2025
- f. 2025 June 5501
- g. Revised 2025-26 Board Calendar
- h. TSSA-1 Fund Project – Roadway Vegetation Management Project Contract Authorization

6. Committee Reports

The Board of Directors reviewed and accepted the Committees' written reports as a routine monthly procedure.

1. Architectural Standards Committee
2. Covenants Committee - No meeting held in the month of June
3. Elections Committee - No meeting until September
4. Finance Committee
5. Long-Range Planning Committee
6. Giving Fund Committee
7. Trails & Open Space Committee

7. Truckee Donner Public Utility District Update

The Board of Directors received a presentation from the General Manager of the Truckee Donner Public Utility District regarding current strategic initiatives, with particular attention to water-

line improvements, power safety and reliability, and wildfire mitigation. The Board discussed the initiatives and their potential impacts on the TD community.

8. Break: 10:50 a.m. to 10:59 a.m.

9. Q2 Financial Review

The Board of Directors received a presentation from the Director of Finance reviewing the Q2 financial results, which included visitation reports for the month of June.

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

The Board of Directors received a presentation on the proposed changes to the Architectural Standards ADU/JADU Rule. The Board engaged in discussion, asked questions, and provided feedback before taking the following action:

Director Murrell moved that: *The Board of Directors authorizes the publication of a 45-Day Notice for the proposed Architectural Standards ADU/JADU Rules change (Exhibit A), including all necessary supporting materials to inform members about the purpose and impact of the rules changes.* Motion was seconded by Director Gauny. Motion passed 5-0.

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

The Board of Directors received a presentation on the proposed changes to the Policies and Siding Sections of the Architectural Standards Rules. During discussion, the board asked questions and debated potential improvements to the rule change proposal.

Following discussion, Director Murrell moved that: *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 impact of the rule change.* Motion was seconded by Director Gauny. Motion passed 4-1 (Koenes No).

12. Lunch: 12:05 p.m. to 12:37 p.m.

13. Emergency Adoption of Updated Fine Schedule

The Board of Directors received a presentation on Assembly Bill 130 (AB 130), which was recently signed into law, amending Civil Code 5580 and 5588 regarding HOA fine schedules and enforcement procedures. The Board engaged in discussion, asked questions, and provided feedback before taking the following action:

Director Koenes moved that: *The Board of Directors adopts Administrative Resolution 2025-16, Emergency Adoption of Fine Schedule* as presented. Motion was seconded by Director Gauny. Motion passed 5-0.

14. Management Update

1. Jon Mitchell, Director of Capital Projects and Facilities, provided an update on the Downhill Ski Lodge project.

2. Miguel Sloan, Director of Operations, Lindsay Hogan, Director of Communications and Member Services, and Mike Peters, Director of Food & Beverage, each reported on activities and outcomes related to the Fourth of July Holiday week.

15. Budget Development Process: 10-Year and 20-Year Capital Plans Review and Discussion

The Board of Directors reviewed the initial draft updates to the 20-Year Significant Capital Projects Plan. The Board discussed the plan, project prioritization and timing, and provided feedback to staff.

The review of the 10-Year projects plan was deferred to a future board meeting.

Director Murrell left the meeting at 4:15 p.m.

16. Adjournment to Executive Session (Closed to Members)

At 4:43 p.m. Director Gauny moved to adjourn to Executive Session, seconded by Director Koenes. Motion passed 4-0 with Director Murrell being absent.

Next regular board meeting date: Friday, August 29, 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 July 25, 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