



**Covenants Committee**  
**2026 Annual Task List**  
**Submitted by: Jim McNamara**  
**Approved by BOD: December 19, 2025**

**ANNUAL TASKS**

1. Enforce the Covenants Rules in a fair and unbiased manner that encourages compliance, discourages repeat violations and promotes the peaceful, residential nature of Tahoe Donner.
2. Covenants rule changes
  - a. Develop a set of updated Covenants rules for committee review and forward to BOD for 45-day notice.
  - b. Enacts Strategic Objective #2 by raising awareness of rules and requirements and improving member outreach
3. Succession Planning
  - a. Committee Leadership Succession Plan
    - i. Chair and Vice Chair – update as needed
  - b. Committee Member Recruiting Plan
    - i. Current Members List with expiring terms – determine if members who expire in current year want to renew in October of that year
    - ii. Personnel Report
    - iii. Recruiting new qualified candidates if applicable

**SPECIAL TASKS**

1. Continue to review the Town of Truckee and Tahoe Donner STR rules for discrepancies where the Town is stricter, such as occupancy limits, trash requirements and street parking (Q3)
  - a. Continue to research and incorporate current and future Town of Truckee rules which may escalate to a proposed rule change. Clarify existing ambiguity within the STR Rules: for example, stating that STR rules only apply when the violation occurs while operating as a short-term rental.
  - b. Update Tahoe Donner STR rules to be no more lenient than the Town of Truckee
2. The committee will participate in staff-led listening session(s) to provide input for developing an RFP for consulting services related to the new TD Community Plan.
3. Develop a new and updated section of the Association Rules titled “Fire-Resilient Building, Improvements, and Property Standards” in 2026. This section shall establish and/or update standards related to defensible space, home hardening, and fire-resilient improvements and maintenance for private properties.