

TAHOE DONNER SKI BOWL CONDOMINIUM ASSOCIATION  
Board of Directors Meeting  
TDSBCA Office  
September 21, 2013

These minutes were approved by the Board on December 14, 2013.

Present: Randy Peterson, President  
Jill Richardson, Secretary  
Austin Bosarge, Vice President (by phone)  
Paul Zorich, Treasurer (by phone)  
John Staley, Director  
Tim Adami, Manager  
Members from units 568, 618, 638, 641, 654, 656, 657

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The meeting was called to order at 10:00 a.m. by President Randy Peterson. Introductions of Board of Directors were made.

***Secretary's Report***

The minutes from the June 22, 2013, Condo Association Board Meeting were approved as written by Secretary Jill Richardson.

***Treasurer's Report***

The financial report written by Treasurer Paul Zorich was read. The financial report will be filed for audit.

***Manager's Report***

See separate document for complete Manager's Report, filed by Tim Adami. No major issues were reported.

Garage Roofs - Regarding the garage roof replacements, Tim is working with a contract on a bid, which is estimated to be \$12,000 to \$15,000 per row of garages.

Town of Truckee Lighting Ordinance – Truckee now requires outside lights to be hooded. Tim reported that we are permitted to use up the outdoor lights which we have in inventory, but after those run out, we will need to purchase special lights. No modifications to the budget are needed.

Yurt - Tahoe Donner Ski Area has added a yurt structure in the middle of the ski hill for ski school. Tim worked with TDA to keep the look of the yurt acceptable to our Association.

Pool Ordinance – Nevada County monitors our pool, including the temperature, chemical levels, and signage. The Association locks the rear gate to prevent it from being propped open, and this is acceptable to the County.

### ***Old Business***

Reserve Study – It was moved and seconded to table the discussion of the reserve study until the next meeting. The motion passed unanimously.

CC&R and Bylaws Update – Changes to homeowner association laws imposed by the Davis-Sterling Act are coming in 2014; our Governing Documents must comply on January 1, 2014. The documents were rewritten, sent out to the membership for comment, and updated based on those comments. At this point the Association is ready to vote. A secret ballot will be mailed to the membership for the purpose of voting on the revised CC&Rs and Bylaws (Governing Documents). Copies of the proposed Governing Documents will be put on the Association web site and will be available in the Association office or mailed by request. Sixty-six affirmative votes are required for the new governing documents to be adopted. It was moved and seconded to have McClintock Accountancy run the election to adopt the Governing Documents; the motion passed unanimously.

Operating Rules – In addition to the Governing Documents, the Operating Rules need to be updated. Randy is drafting the new Operating Rules. Once the Governing Documents are approved, the new Operating Rules will be voted on by the Board. The membership will be given notice 30 days in advance of that Board Meeting, and members may come and comment on the proposed rules before the Board votes.

Landscaping – A survey of the membership was taken over the past couple months to determine if the Association should permit members to landscape common areas, which is currently prohibited. Approximately a quarter of the membership responded, with many members preferring that existing landscaping be removed, while others prefer to leave it in. Jill moved, and it was seconded, to continue the rule of no new landscaping by Members. John moved, and it was seconded, to amend the motion to request members to take out their existing landscaping. After much discussion both for and against landscaping, John moved to table the motion and amendment until the next meeting. The motion was seconded and passed unanimously.

### ***New Business***

Board officers – Jill moved, and it was seconded, to elect John Staley as President of the Association and Randy Peterson as Director. The motion passed unanimously. Randy will be focusing on the writing of the Operating Rules.

Special Assessment and Special Meeting – Several members have requested a Special Meeting to discuss the Special Assessment which took effect July 1st. Randy reminded the members that the Board is permitted to adopt a Special Assessment of less than 5% of the budget; this means there is no need (or “lawful purpose” according to the Davis-Stirling Act) in conducting a Special Meeting. Furthermore, the topic of the Special Assessment is already on the agenda at this Board Meeting and will be on the agenda for the next Board Meeting, so there is no need for the expense of having a Special Meeting. It was moved and seconded to not schedule a Special Meeting. The motion

passed unanimously. The members present at this meeting discussed the circumstances surrounding the Special Assessment. It was moved and seconded to authorize John to meet one-on-one with the member involved in the legal issues which are creating the need for a Special Assessment. The motion passed unanimously.

***Member Comments***

Members discussed the Ski Bowl Lodge tenants and renters using our Association's playground.

The next Board Meeting will be determined and an agenda posted on the web site in advance of the meeting.

The meeting was adjourned at 11:40 p.m. to an Executive Session for the purpose of discussing personnel, pending legal issues, Governing Documents, and Operating Rules.

Submitted by,

Jill Richardson, Board Secretary