

TAHOE DONNER ASSOCIATION FINANCE COMMITTEE CHARTER

PURPOSE

Pursuant to the powers vested in the Board of Directors ("Board") by the Articles of Incorporation, the Bylaws, and the Covenants and Restrictions of TAHOE DONNER ASSOCIATION ("Association"), the Board hereby establishes the Finance Committee as a standing committee of the Association:

The purpose of the Finance Committee shall be to provide information, analysis and advice to the Board so as to better enable the Board to make sound business decisions. The issues addressed shall be primarily those of financial significance and will focus on recurring projects and special projects. Project scope and activities are discussed below.

AUTHORITY

The Finance Committee is established under the provisions of:

- Section 1, ARTICLE X, Restated Bylaws of Tahoe Donner Association
- Resolution 2008-2, Committee Policy, Tahoe Donner Association Board of Directors, December 20, 2008
- ARTICLE VIII, Board Meetings, Restated Bylaws of Tahoe Donner Association

The Committee shall have no authority to act on behalf of the Association, other than to formulate and present recommendations to the Board related to its stated purpose. The scope of the activities of the Committee is entirely at the discretion of the Board. The committee shall not engage in any activities that have not been requested by the Board either specifically or via the annual agenda of the committee, which will be set by the Board at each year's January regular Board meeting.

MEMBERSHIP AND CHAIRPERSON

The Committee shall consist of five (5) regular, voting members. There may also be up to three (3) alternate, non-voting members. Alternate members are encouraged to attend all meetings and participate in Committee decisions, but may only vote if an insufficient number of regular members are present to constitute a quorum.

Any member of the Association who is in good standing, who has a positive interest in contributing to the welfare of the Association, who is prepared to invest the necessary time, and who does not present a conflict of interest, is eligible to apply for appointment as a member of the Committee. Members who possess experience in such areas as finance, accounting,

investment, insurance, real estate, business planning and general management will be given preference in appointment to the Committee. Directors and their immediate family members are ineligible for appointment. Co-owners of a property and immediate family members shall be ineligible to serve simultaneously on the Committee. The Board shall make all appointments to the Committee.

There shall be at least one non-voting Board Liaison to the Finance Committee. Liaisons shall be Board Members chosen by the Board to attend Committee meetings and whose primary function shall be to facilitate communications between the Board and the Committee. Additionally, the Director of Finance and Accounting (DOFA) shall server as ex officio, non-voting member.

In support of the Committee's purpose for the Board, the General Manager, the DOFA and/or other staff members (as appropriate) will attend all or part of most Committee meetings. Staff attendance shall be at the discretion of the Committee and the Committee shall always be respectful of the limited time and other responsibilities of staff.

Other than when the Board finds an exception, regular and alternate members shall be appointed for a finite term of two years (subject to reappointment). Said terms shall be staggered where practicable in order to promote continuity within the Committee.

All prospective new committee members wishing to be appointed, and current Committee members desiring reappointment, shall submit to the Executive Assistant a written request stating their interest in serving on the Committee; all such requests shall be forwarded to the Board. Initial applications shall include a brief resume of the applicant's talents or experience which is relevant to the contribution that the applicant can bring to the Committee; a brief resume is not required for reappointment applications.

The Committee shall elect, from among its membership, the Committee's Chairperson, who will serve for a period of one year. If no other Committee member is then willing to assume the duties of the Chairperson, the incumbent Chairperson may be reappointed by the Board.

The provisions of the Association's Committee Policy, as set forth in Resolution 2008-2 or subsequent Board action, shall apply to the Committee.

COMMITTEE ADMINISTRATION

Scope of Activities and Responsibilities:

1. The scope of activities is contained in the AUTHORITY paragraph above; however, the Committee may recommend to the Board that the Committee address additional issues provided that no significant Committee action shall occur without Board approval. Such recommendations shall be made through the Board Liaison.
2. There are 2 general categories of activities -
 - a) Recurring projects, such as the audit, and the annual budget review.
 - b) Special projects that arise irregularly, such as major capital expenditures.

3. With respect to recurring projects, the Finance Committee will usually be involved in the following:

- a) Recommendations to the Board regarding Tahoe Donner Association's major financial policies, such as those dealing with investments, depreciation, capital expenditures, cost allocation, reserve funding and expenditures, financial budgeting & reporting, etc.
- b) Recommendations to the Board regarding the *design* of the business planning *process*. The degree to which the Committee becomes involved in business planning itself will depend upon Board preferences and will be determined and described in the design of the process. Most commonly, the Board will direct the Committee to review aggregate or selective portions of business plans prior to their submission to the Board. It is unlikely that the Committee will be deeply involved in staff's development of individual business plan elements unless the Board specifically requests otherwise.
- c) Recommendations to the Board regarding the *design* of the annual budget *process*. The degree to which the Committee becomes involved in the budget itself will depend upon Board preferences and will be determined and described in the design of the process. Most commonly, the Board will direct the Committee to review aggregate or selective portions of the budget prior to its submission to the Board. It is unlikely that the Committee will be deeply involved in staff's development of individual budget elements unless the Board specifically requests otherwise.
- d) Periodic analyses for the Board of financial trends. Although a formal analysis of each month's financial statements is not expected, the Board expects the Committee to be reviewing monthly statements and would welcome any significant observations from the Committee.
- e) Recommendations to the Board regarding selection of an auditor, an analysis for the Board of the auditor's reports and monitoring of any required corrective actions.

4. When the Board is considering special projects, the following circumstances would make Finance Committee support more appropriate:

- a) When a Board decision will be "financially driven" rather than be driven by the general preferences of the Tahoe Donner community.
- b) When the analysis of the issue is especially complex.
- c) When the Committee has members with special expertise on which the Board can draw.
- d) When there is sufficient time to put an issue through the committee process, rather than an issue that has arisen so urgently that the Board must act alone.

5. The scope of Finance Committee activities shall *not* include the following:

- a) Direct or indirect involvement in the daily operations of Tahoe Donner Association.

- b) Interactions with management or staff except when arranged through the General Manager or the DOFA.
- c) Interference in the traditional relationship between the Board and the General Manager.

Communications:

Effective communication and teamwork shall be facilitated in the following manner:

- a) The Committee and the Board shall agree upon an Annual Agenda of issues to be addressed by the Committee. This agenda may be changed as circumstances require at the discretion of the Board and after consultation with the Committee.
- b) A concise written report of each Committee meeting shall be given to the Board in advance of each Board meeting. Such reports shall be first circulated to Committee members and other meeting participants for comments and/or approval.
- c) The Board Liaison, or in his or her absence the presiding Board member, shall promptly give written instructions to the Finance Committee Chair notifying the Committee of formal Board decisions or instructions regarding Committee activities. Board members shall not otherwise provide instructions to individual Committee members. In addition to providing official Board decisions and directives, the Board Liaison shall facilitate communications by helping the Committee interpret Board policy and goals
- d) The Committee shall provide written reports and recommendations on specific issues to the Board after consideration and approval by the Committee. Committee members shall not otherwise make reports or recommendations to the Board or to individual Board members.
- e) Coordination between other Association committees is encouraged when deemed necessary or appropriate to accomplish the Committee's purpose.

Meetings:

Committee meetings shall be at the discretion of the Committee Chairperson, unless otherwise directed by the Board. Meetings shall be held monthly; however, additional meetings may be necessary and may be scheduled by the Chair. Meetings are open to all property owners and will be noticed on the Northwoods Clubhouse bulletin board; notice is required by ARTICLE VIII, Restated Bylaws of Tahoe Donner Association. Committee members are expected to attend scheduled meetings on a regular basis. Summaries of the discussions, along with a record of actions and recommendations made, shall be maintained and provided to the Board. Decisions of the Committee shall be reached by the majority vote of members present and constituting a quorum.

Attendance at Board meetings is not required, but is strongly encouraged. In general, Members are expected to stay abreast of significant issues at Tahoe Donner using all reasonable means available.

Quorum Requirements:

A quorum of at least three (3) members (regular or, if insufficient regular members are present, alternate) shall be required to conduct business.

Reporting Requirements:

1. The Chairperson, or a duly appointed representative, shall report periodically to the Board, General Manager or Staff Liaison on the actions of the Committee. Reports may be written, oral, or a combination thereof.
2. November: The Committee Chairperson submits to the Executive Assistant a compilation of all requests received for either initial appointment or reappointment, along with the Committee's recommendation with regard to such requests. The Board reviews the requests and recommendations in November and will take action in December.
3. December: At the regularly scheduled December Board meeting, the Committee shall submit to the Board an agenda of issues the Committee sees as its focus for the upcoming year. This agenda is to be reasonable in scope so as to realize the effectiveness of the Committee and assure completion.
4. January: The Committee shall establish its meeting calendar and elect a Chairperson for the upcoming year. The Committee Chairperson will submit a report to the Executive Assistant indicating the Committee's meeting calendar and elected chairperson. At its regularly scheduled Board meeting in January, the Board shall approve, disapprove, or modify the Committee's agenda for that year. The Committee's agenda may be changed as circumstances require at the discretion of the Board and after consultation with the Committee.
5. Vacancies: The Committee Chairperson shall advise the Executive Assistant of any membership changes that either have occurred or are anticipated. The Executive Assistant shall communicate the current or pending vacancies to the Communications Department, which shall publish notices of the vacancies in all Association media.

Committee Support:

The Committee Chairperson will direct requests for statistical data or any other type of information needed for the work of the Committee to the Staff Liaison assigned by the General Manager.

AMENDMENTS TO AND TERM OF CHARTER

This Committee shall remain in existence until dismissed by the Board. This Committee Charter shall remain in effect as presented herein until such time as it is amended or revoked by the Board.