

Tahoe Meadows

A Historic District

Board of Directors Meeting Minutes

January 10, 2026

Approved March 2026

Time: 10:00 AM

Place: Virtual Meeting on Zoom

Present: Erin McCune, president, Shana Callan, Paul Ferguson, Nancy Fregoso, Jim McDonnell, Sarah Mason Sears, Joe Stewart

Ex-Officio: Ron Yank, President Emeritus; Ed Sweeney, Treasurer; Cathi Sweeney, Recording Secretary; Suzi Southwick, Membership Secretary; Anne Luerken, Full Time Resident Liaison

Members: Mary Anne Rodgers, Bylaws & Legal Committee

Joe Stewart left the meeting at 10:35 AM

Call to Order: Meeting was called to order by Erin McCune at 10:03 AM.

Approval of Minutes:

Board Meeting October 11, 2025 and Special Board meeting October 23, 2025

A motion was made: Approve the minutes.

MM/S/P (McDonnell, Fregoso, Unanimous)

President's Report: Erin McCune

McCune talked about the great community spirit and volunteerism seen in 2025. She expressed appreciation for the work and cooperation shown by the Board in response to challenges last year.

Looking ahead to 2026, she outlined some areas of focus:

- Continue to improve the Building & Design Standards with images to illustrate concepts.
- Continue to encourage members to get involved through volunteerism and committee membership.
- Start an ad hoc Communication Committee to combine efforts to communicate through an updated website, member email notices, surveys and the TM Facebook page.
- Highlight fire safety, both on individual properties and TM common areas.
- Continue to push for progress to replace the Main Beach pier.

Treasurer's Report: Ed Sweeney

Sweeney received confirmation from the Board that they had reviewed the previous 3 months of Treasurer reports.

(Report summarized here from submitted documents)

Review of the 2026 Budget and Replacement Reserve updated with 2025 actual results:

2025 spending and income were roughly equal, so we did not add any money to the replacement reserve. In the October budget discussion, it was estimated that the reserve would be funded with \$27k.

Why was 2025 spending \$27k higher than estimated?

- \$11k The loader rebuild cost \$34k in total versus \$23k estimated. In part this was due to worse than expected wear on the center pin, and in part just poor estimating on my part.
- \$16k Pier replacement spending in Q4 was \$26k versus the \$10k estimated. \$9k of the spending was for the TRPA application fee, and \$9k was for the pier engineering design. I believe that the amount of these costs hasn't changed much, but the timing was not known at the time our meeting in October.
- All the other categories were close and netted to zero.

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Spent \$7k in Q4 on trying to get TRPA approval for our emergency gate versus \$4k estimated. This came out of the replacement reserve.

Impact of this \$27k 2025 overspending on our 2026 budget?

Assuming that we are completely reimbursed by insurance for our costs to rebuild the pier, the \$26k Q4 spending plus the \$7k spent in Q2 and Q3 will show up as a reduction in spending in whatever year we get repaid. This is not in our budget for 2026, as we assumed reimbursement for 2025 spending would be received in 2025. When we are reimbursed, that money can be used to increase the replacement reserve.

2025 loader and emergency gate spending won't impact the 2026 budget, other than the replacement reserve starts the year lower than it would have.

Original 2025 budget had \$50k to fund the replacement reserve. What changed for better/(worse)?

- \$3k dues from the newest member
- \$6k lower snow removal cost
- \$15k lower security cost
- (\$33k) pier replacement expenses
- (\$25k) legal expenses
- (\$14k) loader renovation cost increase
- (\$2k) net other expenses
- Total = (\$50k)

Standing Committee/Board Reports

(Committee reports summarized here from submitted documents)

Beach & Environment: Shana Callan

Callan attended a meeting, convened by the SLT Police Chief Jeff Roberson, including board members from several HOAs, South Tahoe Refuse, The Bear League, California Department of Fish and Wildlife (CDFW), and the City of South Lake Tahoe's Sustainability Coordinator to promote a coordinated and unified approach to the City's problem with bears.

It is the policy of the South Lake Tahoe Police Department to provide public education, public safety, and property protection in response to human-bear interactions. In conceptual alignment with the CDFW, the South Lake Tahoe Police Department will support their agency's goal to 're-train' bears desensitized to humans. They partner with both the CDFW and the Bear League when responding to disturbances caused by bears within the City limits.

- Property damage occurring outside TM is extensive and repetitive. A single 'bear family' is responsible for 30% of building break-ins and other bad behavior in South Lake Tahoe.
- In case of a break-in or other bear emergency, call 911 or the Bear League's 24-hour hotline (530-525-7297).
- For non-emergencies or to report a problem bear, contact the CDFW to report an incident (1-800-642-3800) or fill out a form at <https://apps.wildlife.ca.gov/wir/incident/create>. CDFW has more steps and a higher threshold for bear mitigation in the Tahoe Basin than it does elsewhere. CDFW policy mandates DNA matches to a specific bear at house break-ins prior to any bear management (Tahoe Basin Specific).
- CDFW no longer routinely sets traps in SLT due to community protests, but their standard procedure for destructive bears involves trapping, releasing, and hazing.
- Only one permit is issued per year to remove problem bears from the Tahoe Basin to Colorado.
- Some hotels leave their trash open as an attraction for tourists. The Police Dept. would like to increase fines and enforcement action for this.

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- The new South Tahoe Refuse trash cans are not 'bear-proof', they are bear-resistant. Metal bear boxes are the only truly bear-proof trash containers. South Tahoe Refuse will continue to pick up trash placed in metal bear boxes, and they encourage blue bin recyclable waste to be stored in a secure location until the scheduled pick-up day.
- TM is considered a bear refuge. They live in TM but mostly leave to eat, returning to TM as a safe place.
- The Bear League would like to adopt innovative programs to protect bears and humans. They suggest the CDFW research the use of birth control for bears to reduce destructive behaviors that are passed down from mothers to cubs, and diversionary feeding programs that strategically place food sources in unpopulated areas to draw bears out of the City.
- Contact the Bear League for information about how to install electric wires and electric bear mats to prevent bears from entering homes.
- Bear-proof building materials to limit property damage are used in places like Alaska and Wyoming. Materials made with formaldehyde, including hot tub covers, are attractive to bears because they smell like ant larvae. Non-formaldehyde covers are available.

Coyotes continue to populate Tahoe Meadows in great numbers. The CDFW says that Leptospirosis is carried by coyotes and can be deadly to dogs. A canine vaccine is available.

Building: Cathi Sweeney

Current project updates:

- Parina passed the framing inspection
- Spellman framing inspection pending – weather delay
- Sterling on hold
- Shinkle/Caldwell on hold
- Hartley should be finished
- Hayes should be finished

Korolik Mediation Update: (Erin McCune) Our attorney reported that a new design is being worked on.

Building & Design Standards Update

Discussion about several aspects of the proposed changes. Any project that has already submitted for at least a preliminary review will be considered under the relevant standards in effect when the project was first submitted.

A motion was made: Recommend approval to the membership at the March meeting.

MM/S/P (McDonnell, McCune, Unanimous)

Main changes:

- a. Kitchen definition to match that of TRPA.
- b. Change how building height is measured from the highest point to the lowest point, again conforming to TRPA.
- c. Clarify how enclosed space is measured to align with the CA Building Code definition (face of the exterior stud, excluding exterior siding).
- d. Require story poles as a real-life illustration of the height, silhouette and rooflines for proposed new houses and major remodels.
- e. Massing definitions, illustrations and requirements to reduce bulk in large buildings and discourage monolithic rooflines.
- f. Encourage the use fire-resistant exterior materials.
- g. Minor reorganization, clarifications and changes to numbering and references.

Architectural Design Guidelines Project

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Shana Callan and Sarah Sears continue to work on gathering images to illustrate some architectural design characteristics of Tahoe Meadows and to address the challenges that come with designing new buildings that fit into the natural environment and complement the historic district.

Action Item (Shana Callan and Sarah Sears) have this ready for Board review at the March 2026 meeting.

Roads, Security & Maintenance: Jim McDonnell

Pier replacement permitting & design

- Permit application made to TRPA and they will do a field visit this month.
- McDonnell is exploring the possibility of rebuilding a slightly longer pier (to the end of TM's property at the low water mark. Additional cost in the \$10,000 – 20,000 range would be covered by TM after insurance pays for the original length.

Pier replacement: Insurance (See Bylaws & Legal)

Azure exit gate and evacuation road

TRPA has made extremely expensive demands which make it financially infeasible for TM to continue the process. Approx. \$7,000 spent to date for fees and consulting.

- They insist we pave the evacuation road (including across areas outside TM to connect to the City street) despite no need plow it in the winter when fire danger is extremely low.
- They demand either A) a coverage verification for all 17 TM common area lots although the road crosses just one lot (estimated cost for this verification is at least \$80,000) OR B) TM purchases coverage credit from the Tahoe Conservancy (estimated cost \$20,000).
- Due to TRPA, total cost for the evacuation road has increased to between \$76,000 - \$156, 000 excluding additional costs or fees that TRPA or the City may later impose.
- Appealing TRPA's demands is not financially practical.

Given the increase in estimated cost, the Board decided to abandon the evacuation road unless the membership decides in March to impose a special assessment to cover this cost. The gate has already been built and could be installed this summer (cost approx. \$4,000).

Roads: For 2026: need to do crack repair & seal coat. Total cost = \$8,200 + \$30,000 = \$38,200

Security: All good

Maintenance:

- Loader repair complete
- 2026 projects:
 1. Replace concrete at mailbox building with asphalt. Cost TBD but chat GPT = \$600
 2. Supervisor house... replace carpet with "wood" floors.
 3. Bathroom in garage has been removed
 4. Nancy's list of items for repair to be complete by spring 2026.
 5. Repair of level float on new loader \$ 3,000 (WAG)
 6. 2026 budget should be \$12,000
 7. Repair the "green monster" at campfire. \$2,000 (WAG)

Personnel: All good. No issues.

Buoys, Piers, Swim Areas: Paul Ferguson

Removal of remnant concrete blocks required by CSLA lease has been completed with vendor paid and CSLA notified.

Our application for up to 7 new buoys with TRPA was approved. We now have 6 months to submit a full application like we did in 2021/2022. Ferguson emailed TRPA about timing of fee payments and required time frame for installation of the new buoys - answers may impact how many buoys we might

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want to apply for due to upfront loading of costs to current buoy participants (each new buoy costs about \$5,000 to install).

45 of our 46 buoys are being utilized - fees being charged this year for each buoy are \$470.

By-Laws and Legal: Ron Yank & May Anne Rodgers

Bylaws Update: Yank & Rodgers answered questions about the proposed Bylaws amendments.

Discussion about voting for multi-owner properties, the qualifications to serve on the Board and how to determine the status of trust beneficiaries who wish to serve. Also, that the self-nomination form be changed to ask the nominee to state that they meet the qualifications in the CC&Rs + Bylaws; being the membership rep on the roster is not a qualification.

A motion was made: Recommend approval to the membership at the March meeting.

MM/S/P (McCune, Ferguson, Unanimous)

Reimbursement to rebuild the pier:

On December 8 Progressive changed its position saying it would only pay for 50% of our expenses and that we would have to chase the welder that their insured had hired for the other 50%. Yank said the new stated position is baloney from a legal perspective.

McCune asked a friend, Matthew Vafidis, an admiralty/maritime lawyer, to write a letter to Progressive on our behalf. He agreed to represent TM in this matter on a pro bono basis.

Retirement:

Yank announced that he will end his President Emeritus status and is leaving the Bylaws & Legal Committee in March. The Board is extremely grateful for his long service to the TM community. Mary Anne Rodgers will take over as chair of the Bylaws & Legal Committee.

Discussion of the need for legal advice/updates during Board meetings.

A motion was made: To establish an ex-officio position on the Board for Bylaws and Legal.

MM/S/P (Callan, Ferguson, Unanimous)

Fire Safety: Joe Stewart & Anne Luerken

Nothing to report.

A suggestion was made that the Committee create a list of members who might need help evacuating in an emergency.

Recreation & Member Hospitality: Nancy Fregoso

Great news. Carmen Mel will be returning as our Summer Supervisor for 2026. She is unsure of her career plans for the fall. If she secures a teaching job she may have to leave a bit early, but possibly Margot could fill in. Fregoso is very excited to have her back.

The budgeted 10k for the supervisor's house and garage repairs will go quickly. The Priority is the dry rot where the house and porch meet.

Nick has taken the garage bathroom out. Small dump fee and a cap to cover the toilet drain was all. Next step is drywall and new flooring.

Nick has done maintenance on the garage windows, more to be done in the Spring.

Discussion of maintenance, repairs and a major remodel on the supervisor's cabin. The cost for other projects like the upfront expenses being incurred for the pier replacement limit the money available yet the cabin is in desperate need of work. The Board asked Fregoso to create a list of immediately needed repairs with costs, additional desired repairs / cost and long-range remodel projects and estimates for discussion in March.

Old Business

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Website update and Ad Hoc Communications Committee (Sarah Mason Sears)

Sears and Margot Mel are continuing to make progress on the website refresh. The content of the current website has been backed up and will continue to be available in the new format. A community calendar and full member directory will be added. Additions or corrections for the website should go to Margot Mel.

Youth Concept (Sarah Mason Sears)

A full concept by Mason Sears and Mary Anne Rodgers will be presented to the Board in March.

Outstanding Action Items

Action Item (Fire Safety Committee) – create an evacuation plan. **Continued from July 2025**

Action Item (Anne Luerken & Joe Stewart) – create a package of fire safety information for members to be available on the TM website, post info on the bulletin board, post links on the TM Facebook page. **Continued from July 2025**

Action Item (Mary Anne Rodgers) – determine the best practice for emergency meetings by email and for Building Committee project actions. **Completed**

Action Item (Nancy Fregoso) – have fire extinguishers at summer cabin & at Nick's house serviced. **Completed**

Action item (Erin McCune) – Implement an onboarding process for new board members. **Continued from May 2025, draft circulated Jan 10, 2026**

Action Item (Stewart) – Contact the SLTFR chief concerning possible alteration to the turnaround at the end of Meadow to make it more useful for fire apparatus. **Continued from August 2025**

Action Item (Shana Callan) – call the Pughs (and follow up in writing) to have the plants removed. Suggest they be returned to the nursery and in future use plants on the TRPA list of plants appropriate in the Tahoe Basin. **Completed**

Action Item (Erin McCune) – call the Brights (and follow up in writing) to have the trailer removed. **Continued from October 2025**

Action Item (Suzi Southwick) update the TM Rules and send to members (\$100 fine max.) **Completed**

Action Item (Ron Yank and Mary Anne Rodgers) further discussion on emergency actions by email. **Completed**

Action Item (Ed Sweeney and Mary Anne Rodgers) clarify the legal rules about second signatures on checks. **Completed**

Action Item (Fire Safety Committee) – create a survey of the membership asking whether the member has had a SLTFR inspection (yes/not yet, but plan to/no) and include the QR code to request an inspection. **Completed**

Action Item (Fire Safety Committee) – create FAQs about the SLTFR inspections including that the result is not shared with TM and is not shared with insurance companies. **Continued from October 2025**

Action Item (Fire Safety Committee) contact SLTFR for a definitive description of where on Beach & Meadow clearing is needed and how much needs to be removed on each identified lot. This information to be shared with the members. **Continued from October 2025**

Action Item (Anne Luerken) – get a bid to hire an experienced forester to evaluate the TM forest. **Continued from October 2025**

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Action Item (Nancy Fregoso) develop a long-range plan to update the supervisor cabin.
Continued from October 2025

New Business: None

Executive Session: None

Adjournment:

By acclamation, the meeting was adjourned at 12:30 PM

Future Meetings:

Sunday March 8, 2026	Morning Board Meeting	10:00 AM Claremont Club, Berkeley
Sunday March 8, 2026	Membership Meeting	1:00 PM Claremont Club, Berkeley
Sunday March 8, 2026	Afternoon Board Meeting	After the membership meeting, Berkeley
Saturday May 23, 2026	Board Meeting	10:00 AM location TBD TM
Friday July 24, 2026	Board Meeting	1:00 PM location TBD, TM
Sunday July 26, 2026	Membership Meeting	10:00 AM Campfire, TM
Fall 2026	Board Meeting	TBD TM

Respectfully Submitted by Cathi Sweeney January 10, 2026

Tahoe Meadows

2026 Budget Proposal with 2025 Actuals

	2023 Actual	2024 Actual	2025 Budget	2025 Estimate	2025 Actual	2026 Budget	Notes on 2026
INCOME							
Dues, Fees, Penalties, other	\$198,000	\$237,600	\$247,500	\$250,000	\$250,000	\$320,000	\$250 dues increase; \$450 special assess
Interest Inc	\$8,317	\$15,884	\$14,000	\$14,500	\$14,535	\$13,000	emergency gate rates drop a little
TOTAL INCOME	\$206,317	\$253,484	\$261,500	\$264,500	\$264,535	\$333,000	
EXPENSES							
Administration	\$12,482	\$13,942	\$15,500	\$30,000	\$47,188	\$14,000	\$222k pier repl paid by insurance
Professional & Legal Fees	\$6,561	\$7,500	\$8,500	\$33,000	\$33,780	\$28,500	\$20k legal fees
Perimeter security	\$6,054	\$24,759	\$35,000	\$20,000	\$19,551	\$20,000	=2025 - no rate increase
Insurance	\$14,392	\$15,711	\$18,500	\$18,000	\$17,452	\$16,000	no fidelity ins until 2028
Maintenance	\$7,164	\$22,271	\$28,000	\$33,000	\$46,163	\$27,000	\$5k new loader, \$10k summer cabin
Fire Safety/landscape maintenance	\$10,116	(\$3,888)	\$10,000	\$10,000	\$9,113	\$30,000	\$10k meadow, \$20k fire safety
Memberships and donations	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	
Personnel	\$44,918	\$46,432	\$47,500	\$46,500	\$46,136	\$48,000	no raises- \$1k Nick Calsavers match
Recreation	\$2,240	\$8,902	\$3,000	\$2,500	\$2,476	\$3,000	
Roads & Drainage	\$6,614	\$8,569	\$8,000	\$9,300	\$9,300	\$9,000	crack seal \$8k
Snow Removal	\$14,660	\$3,647	\$8,000	\$4,000	\$1,969	\$5,000	swag
Taxes	\$12,209	\$18,519	\$22,000	\$24,000	\$24,175	\$15,000	no special income in '26
Utilities	\$5,938	\$6,145	\$7,000	\$6,500	\$6,506	\$7,000	
Beach lot payment	\$57,041	\$0	\$0	\$0	\$0	\$0	
Fund the replacement reserve	\$0	\$80,000	\$50,000	\$27,000	\$0	\$109,000	\$45,000 special assess- exit gate
TOTAL EXPENSES	\$201,599	\$253,709	\$262,200	\$265,000	\$265,009	\$332,700	
INCOME LESS EXPENSES	\$4,718	(\$225)	(\$700)	(\$500)	(\$474)	\$300	
Repl Resv spending	\$22,680	\$35,000	\$0	\$10,600	\$15,110	\$70,000	\$30k chip seal; \$40k emergency exit
Buoys Receipts less Spending	\$13,267	(\$28,935)	\$2,328	\$3,177	\$3,188	\$729	
(Deposits)/Refunds for damage and bldg. inspections	(\$6,780)	(\$845)	\$15,625	(\$2,375)	(\$4,375)	\$18,000	
Total Cash and Bank Accounts	\$12,943	\$531,627	\$567,630	\$548,329	\$514,866	\$536,895	
Less Maintenance Reserve	(\$413,582)	(\$458,582)	(\$508,582)	(\$474,982)	(\$443,472)	(\$482,472)	
Less Refundable Building Fees	(\$14,780)	(\$15,625)	\$0	(\$18,000)	(\$20,000)	(\$2,000)	
Less Buoy Fund	(\$27,702)	(\$768)	(\$3,096)	(\$3,945)	(\$3,966)	(\$4,895)	
Unrestricted General fund	\$56,879	\$56,652	\$55,952	\$51,402	\$47,428	\$47,728	