

JIM ROTH
DEDICATED VOLUNTEER | THOUGHTFUL LEADER

Hello Neighbors,

Born and raised in a log house on a riverbank in Alaska, I am an outdoor enthusiast, nature lover, and one of six siblings. I moved to Berkeley for graduate school in 1985. The San Francisco Bay Area has been my primary home ever since.

After visiting Truckee for more than 35 years, I bought my Tahoe Donner home five years ago when my girls were one and two years old. I wanted Ida and Annabelle to have opportunities and experiences like I did as a child, sharing special times and creating precious memories with family and friends. I was also excited to have a peaceful retreat of my own and a future retirement home.

I chose Tahoe Donner for its trails and open spaces, recreational amenities, and beautiful natural setting. I also chose Tahoe Donner because it was known as an affordable, welcoming, and family-friendly community.

For the past three years I have volunteered my time and energy serving on the Tahoe Donner Board of Directors. I am now seeking election for a second term.



MY GOVERNING PRINCIPLES. I carry out my Board duties with empathy and common sense, with an unwavering commitment to FAIRNESS, and with the following governing principles in mind:

- Serving as a fiduciary for the benefit of ALL Tahoe Donner owners
- Fiscal discipline with reasonable assessments and fair amenity fees
- Maintaining, enhancing, and sensibly expanding amenities to address member needs and wants, overcrowding, and the effects of climate change
- Protecting member rights, property values, and the right to quiet enjoyment
- Transparent, data-driven decision-making, grounded in member input
- Unwavering commitment to our covenants and bylaws
- Advocacy for members on fire prevention, preparedness, and insurance; reliable internet service; mailbox availability; and enhanced services from the Town of Truckee

MY TAHOE DONNER PRIORITIES. During my Board tenure I have supported many Tahoe Donner initiatives:

- Wildfire Prevention and Preparedness
- Amenity Repairs and Improvements
- Trails Master Plan
- Increased Member Input
- Labor Recruitment and Retention
- Stronger Long-Term Planning, including creation of a Five-Year Strategic Plan
- Updates to Rules and Enforcement Procedures
- Corporate Governance Improvements

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In a second term I will continue to support numerous initiatives, including those listed above and the three highlighted below:

- **Restoring Member Value.** Since I bought my home five years ago, I have felt an erosion in the value of a Tahoe Donner membership. For example, I was shocked recently to pay \$5 for a fountain soda at the ski lodge! No wonder members feel they are getting less and less value from their membership. I will work to restore member value, whether at our recreational amenities, our food and beverage venues, or with respect to our annual assessment.
- **Improving Amenity Access and Pricing.** As we update our amenity access policy, I support annual recreation passes for singles and couples at lower prices than for four-member households, while maintaining reasonable pricing for all members. I also support considering (1) flexible options to meet the needs of owners who use our amenities less frequently, who have larger families, or who share their home with extended families and friends; (2) a base level of amenity access for all assessment-paying households; and (3) a specific cost-recovery policy for our amenities.
- **Creating a Long-Term Master Plan.** The Board has significantly improved long-term planning over the past two years. We need to go further. I am advocating for Tahoe Donner to create a master plan for our amenities, trails and open spaces, administrative offices, employee housing, mailboxes, internet service, a third access road, parking and transportation, and long-term capital funding. A master plan will allow Tahoe Donner to be more deliberate about future capital projects and other plans, and better meet the needs, wants, and priorities of our growing and evolving membership base.

WORK EXPERIENCE AND EDUCATION

- More than 40 years of experience in business, law, finance, and real estate
- 25-year corporate career as a lawyer and an investment banker in public finance
- Sole or co-ownership of several small businesses
- J.D. and M.B.A. from University of California - Berkeley
- Undergraduate studies in engineering, economics, and political science
- Community Associations Institute's Certified Board Leader training

AN HONOR TO SERVE. I am passionate about Tahoe Donner as a wonderful community for families and friends. I am dedicated to hearing our members, understanding our issues, and finding fair, thoughtful, and innovative solutions. I would be honored to continue to serve you.

