

**COMMITTEE:** Risk Reduction  
**CHAIRPERSON:** Lauren Tuey  
**VICE-CHAIR:** Lori Archer

**DATE:** April 12, 2022  
**STAFF:** April LaBrie

**MEMBERS PRESENT:** Amanda Alfaro, Jordan Ames, Ken Amundson, Corey Carter, Donna Clark, Margaret Finel, Lisa Harrison, Jessica Hodges, Lin Lansdon, Kristin Lujan, Ken Lund, Jen McDonald, Reed Minton, Pat Schweigert, Sara Sharkey, Claudia Townsend

**MEMBERS ABSENT:** Tiffany Ahrens, Dan Anderson, Brenda Aucutt, Paul Filer, Megan LoPresti, Heidi McFadden, Elizabeth Quinn (exc), Evelyn Rice (exc), Toni Taylor (exc)

**Start Time:** 2:00 pm

**End Time:** 4:30 pm

**ACTION ITEMS:**

***It was moved and seconded to*** approve the April 12, 2022, minutes as presented.

**Motion Carried**

**ACTION REQUIRED:**

BUDGET AND FINANCE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
LEGAL	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
BOARD OF DIRECTORS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
BYLAWS AND POLICY	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

***It was moved and seconded*** approve the revisions to the Buyer Broker Agreement as presented by the Other Forms Subcommittee.

**Motion Carried**

**ACTION REQUIRED:**

BUDGET AND FINANCE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
LEGAL	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
BOARD OF DIRECTORS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
BYLAWS AND POLICY	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

***It was moved and seconded*** approve the revisions to the Environmental Contact List and Environmental Contact List Rural Counties as presented by the Other Forms Subcommittee.

**Motion Carried**

**ACTION REQUIRED:**

BUDGET AND FINANCE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
LEGAL	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
BOARD OF DIRECTORS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
BYLAWS AND POLICY	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

***It was moved and seconded*** approve the revisions to the Short Term Agreement as presented by the Other Forms Subcommittee excluding the Hold Harmless clause.

**Motion Carried**

**ACTION REQUIRED:**

BUDGET AND FINANCE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
LEGAL	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
BOARD OF DIRECTORS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
BYLAWS AND POLICY	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

***It was moved and seconded*** refer the Hold Harmless clause in the Short Term Agreement back to the Other Forms Subcommittee and Association Counsel for further modification.

**Motion Carried**

ACTION REQUIRED:

BUDGET AND FINANCE	( ) YES	(X) NO
LEGAL	( ) YES	(X) NO
BOARD OF DIRECTORS	( ) YES	(X) NO
BYLAWS AND POLICY	( ) YES	(X) NO

***It was moved and seconded*** modify the Exclusive Right to Sell changing “Broker” to Brokerage” on Page 1, line 4.

**Motion Defeated**

ACTION REQUIRED:

BUDGET AND FINANCE	( ) YES	(X) NO
LEGAL	( ) YES	(X) NO
BOARD OF DIRECTORS	( ) YES	(X) NO
BYLAWS AND POLICY	( ) YES	(X) NO

***It was moved and seconded*** approve the revisions to the Exclusive Right to Sell as presented by the Other Forms Subcommittee.

**Motion Carried**

ACTION REQUIRED:

BUDGET AND FINANCE	( ) YES	(X) NO
LEGAL	(X) YES	( ) NO
BOARD OF DIRECTORS	(X) YES	( ) NO
BYLAWS AND POLICY	( ) YES	(X) NO

***It was moved and seconded*** approve the removal of the COVID 19 Advisory form from the forms library as presented by the Other Forms Subcommittee.

**Motion Carried**

ACTION REQUIRED:

BUDGET AND FINANCE	( ) YES	(X) NO
LEGAL	(X) YES	( ) NO
BOARD OF DIRECTORS	(X) YES	( ) NO
BYLAWS AND POLICY	( ) YES	(X) NO

***It was moved and seconded*** to approve, with one modification to line 12, the revisions to Page 1 of the Residential Offer & Acceptance Agreement as presented by the ROA Subcommittee.

**Motion Carried**

ACTION REQUIRED:

BUDGET AND FINANCE	( ) YES	(X) NO
LEGAL	(X) YES	( ) NO
BOARD OF DIRECTORS	(X) YES	( ) NO
BYLAWS AND POLICY	( ) YES	(X) NO

***It was moved and seconded*** to approve Page 2, lines 14-19 as presented and send changes to lines 28-31 "Appraisal", back to ROA Subcommittee for further revisions.

**Motion Carried**

ACTION REQUIRED:

BUDGET AND FINANCE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
LEGAL	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
BOARD OF DIRECTORS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
BYLAWS AND POLICY	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

***It was moved and seconded*** to approve Page 5, lines 32-41 "Repairs", as presented by the ROA Subcommittee for further revisions.

**Motion Carried**

ACTION REQUIRED:

BUDGET AND FINANCE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
LEGAL	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
BOARD OF DIRECTORS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
BYLAWS AND POLICY	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

***It was moved and seconded*** to approve Page 6, lines 35-46 "Fixtures", as presented by the ROA Subcommittee for further revisions.

**Motion Carried**

ACTION REQUIRED:

BUDGET AND FINANCE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
LEGAL	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
BOARD OF DIRECTORS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
BYLAWS AND POLICY	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

***It was moved and seconded*** to approve Page 10, lines 37-39 "FIRPTA", as presented by the ROA Subcommittee for further revisions.

**Motion Carried**

ACTION REQUIRED:

BUDGET AND FINANCE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
LEGAL	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
BOARD OF DIRECTORS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
BYLAWS AND POLICY	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

***It was moved and seconded*** to have a subcommittee look at adding disclosure forms specific to the Tahoe Regional Planning Agency (TRPA) to the RSAR forms library. Members to be Jordan Ames, Jessica Hodges, and Claudia Townsend

**Motion Carried**

ACTION REQUIRED:

BUDGET AND FINANCE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
LEGAL	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
BOARD OF DIRECTORS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
BYLAWS AND POLICY	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

**DISCUSSION**

**NEXT MEETING**

September 27, 2022