

Code: 1987

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Donald Wall, Robert Vermeltoort
and Marc Pearl

IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF WASHOE

LAWRENCE GARVEY, AN INDIVIDUAL;
AND ROBERT PAYTON, AN INDIVIDUAL,

Plaintiff,

Case No.: CV25-02319
**ORDER ADOPTING THE AMENDED
INITIAL REPORT AND
RECOMMENDATIONS OF THE SPECIAL
MASTER**

Order Adopting the Amended Initial Report and Recommendation of the Special Master

1 vs.

2 CLUB TAHOE RESORT OWNERS'
3 ASSOCIATION, INC., A NEVADA NON-
4 PROFIT CORPORATION; KEITH WILSON,
5 GLORIA DEALBA; DONALD WALL;
6 ROBERT VERMELTFOORT; CHRISTINA
7 BECKER; KEITH OGDEN AND MARK
8 PEARL (ASSOCIATION BOARD MEMBERS
9 SUED IN THEIR INDIVIDUAL
10 CAPACITIES); AND DOES 1 THROUGH 10,
11 INCLUSIVE AND ROE CORPORATIONS I
12 THROUGH X, INCLUSIVE,

13 Defendant

14 **ORDER**

15 The Court having reviewed the Amended Initial Report of Special Master filed on May
16 21, 2026, by E. Alan Tiras, Esq., the Court-Appointed Special Master in this matter; and the
17 Parties having filed a Joint Stipulation to Waive Objections and Adopt the Report; and the Court
18 finding good cause appearing therefor:

19 **IT IS HEREBY ORDERED** that the Special Master's Amended Initial Report and
20 Recommendations are ADOPTED in full as follows:

21 1. The proposed election timeline and the inclusion of the "Board Size" vote (3,
22 5, or 7 members) on the membership ballot are approved to resolve underlying governance
23 disputes.

24 2. The Special Master's transition of signatory and operational authority over all
25 Club Tahoe Resort Owners' Association, Inc. bank accounts is ratified to ensure uninterrupted
26 payments to staff, vendors, and maintenance obligations.

27 3. The upcoming Member Meeting tentatively scheduled for October 17, 2026
28 (with a contingency date of November 7, 2026), is officially designated as an "Annual Meeting"
under the Association Bylaws, thereby permitting the use of proxies to establish a quorum and
maximize member engagement.

Order Adopting the Amended Initial Report and Recommendation of the Special Master

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2 4. Board terms shall be staggered such that those individuals elected to a "1-year
3 term" shall serve until the 2028 Annual Meeting, and those individuals elected to a "2-year term"
4 shall serve until the 2029 Annual Meeting.

5 5. All eligible voting members are permitted to appear, submit votes
6 electronically or via mail, and participate in the meeting virtually. All virtual appearances and
7 proxy submissions shall be legally deemed to have taken place within Washoe County, Nevada,
8 consistent with Article IV, Section 1 of the Association Bylaws.

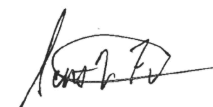
9 6. Association-owned intervals shall count toward establishing a quorum, but
10 the Special Master shall refrain from voting them for or against any Association business.
11 Interval owners who are delinquent in assessments for a period exceeding one year shall have
12 their voting rights suspended and shall not count for quorum calculations. Accordingly, the
13 required quorum baseline for the upcoming meeting is established at ten percent (10%) of
14 eligible voting intervals, equating to 384 interval week owners. Using this framework, the
15 Special Master may recalculate the quorum, as necessary, based upon new and updated
16 information provided him prior to the election.

17 7. Board vacancies shall be filled sequentially based on ballot results, with the
18 highest vote-getters filling the available 2-year terms first, followed by the next highest vote-
19 getters filling the 1-year terms.

20 8. The Special Master is authorized to call a status conference before this Court
21 should candidate eligibility or further legal elements require clarification.

22 IT IS SO ORDERED.

23 DATED this 22nd day of June, 2026.

24 
25 _____
26 DISTRICT JUDGE
27 SECOND JUDICIAL DISTRICT COURT

28 Order Adopting the Amended Initial Report and Recommendation of the Special Master