

Lake Tahoe Park Association
Board Of Directors' Meeting
April 18, 2022
Minutes

1. Call to order, General Business

John

President John Taylor called the meeting to order at 6:03 PM via Zoom and in person. In addition to Taylor, Board members participating were Doug Williams, Scott Zumwalt, Raif Anderson, Dave Williams, Catherine Pfitzer, and Susan Gray.

Also participating were General Manager Ben Leech, Accountant Barbara Malm, Web Designer Robert Bousquet, and Recording Secretary Judy Friedman.

- a. Establish that we have a quorum

A quorum was established.

- b. Accept minutes from prior meeting

The minutes of the previous meeting were approved electronically and have been posted on the website.

- c. Any revisions/additions to the agenda

Leech asked to discuss the Annual Meeting dates. The agenda was approved by affirmation.

2. Status of Website and Portal Development

John/Robert Bousquet

Demonstration of phase 1 website/portal elements (Member sign on and Picnic Reservations)

Taylor reminded the group of the goal is to modernize how the members interact with the Association and Park, including improved communications, the ability to reserve amenities like picnic tables, and eventually pay assessments and reserve buoy and kayak spaces. Updated electronics at the gate will provide data on who uses the Park, which will allow the Board to consider relevant policy regarding Park use.

Taylor noted the committee, comprised of himself, Leech, Malm, and Dave Williams, has been the primary mover on this project. Bousquet has built a website and portal specific to LTPA's needs, which will enable expansion of features and policies of use. Dave Williams agreed, noting the collected information enable insight into Park use.

Bousquet demonstrated the features of the site and explained the phases the system will be introduced to the membership. Discussion followed the presentation for clarification and suggestions for future configuration.

Planned introduction to membership will be in May 2022. Taylor expects the site to go live in May so members can sign in and familiarize themselves with the features. An announcement will be included in the Annual Meeting notice.

The committee is trying to identify a vendor to provide the gate and card reader hardware that will work with the portal and website. The domain, laketahoepark.com has been purchased and will be the primary domain for the website. All other domains the Park has used will point to the new website.

As messaging becomes available, the e-mail and text features of the system need to be configured with emphasis on more direct communication with the Board.

3. Park Operations

Ben

- a. Employment status and outlook for 2022 season

Leech has a skeleton crew ready to start the season. There was response to the post in the newsletter, but nothing panned out because of school schedules and vacation plans.

- b. Outcome of buoy lottery and buoy expansion

Leech said LTPA was awarded nine additional buoys, but because of paperwork and the process, TRPA has not actually given the approval to get the buoys in the water. The buoy field will likely be seven buoys short in the front row again this summer because of low water levels. Taylor noted he is waiting for confirmation that the State Lands Lease has been renewed.

Leech reported on the number of buoys available, the applications rolled over from last year along with the applications received this year. A discussion followed regarding what can be anticipated as the previous year's wait list is rolled into the new year and possible changes in the number of boat owners given the increased costs in gas, storage, and upkeep.

- c. Early season projects: Kayak storage and terracing

Leech reported the old racks have been removed and the contractor is ready to start building the new racks. There will be 200 spaces available, and 179 applications have already been received.

The terracing will be a fall project pending approval by the TRPA.

- d. Policy changes considered: small group reservations

Leech described the current policy for a large party: For a group of 50 or more people, the fee is \$1500 plus a \$500 deposit for a reservation in June or after Labor Day. Two or three tables could be reserved by different families to host a small party. Leech proposed a policy to recognize an intermediate sized group complete with number of tables and fees. Discussion followed as various scenarios were considered.

It was moved by Taylor and seconded by Gray for Leech to propose a policy to cover intermediate sized groups. Approval of the policy will be ratified at the next Board meeting. Motion carried unanimously.

4. Agenda Addition: Date of Annual Meeting

Ben

Leech suggested attendance may be better if the Annual Meeting is not scheduled over the 4th of July holiday. It would also alleviate pressure on the Park and staff during such a crowded time. Malm noted the Bylaws call for the meeting to be held between June 30 and July 8. There was a brief discussion regarding the options and agreement that it could be scheduled for June 24, 2023 if it fits existing bylaws.

5. Firewise initiative for Tahoe Park

Dave

Taylor suggested getting a Fire Wise Community designation for Tahoe Park may be advantageous for securing property insurance as well as insuring defensible space. Talmont has received such a designation. Anderson, Doug Williams, and Zumwalt offered to investigate the requirements and report back at the July Board meeting.

6. LTPA Finances and Budget

Dave/Barb

a. YTD Budget vs Actuals

Dave Williams presented the financial reports as of March 31, 2022. Home sales are already halfway to the forecast. The website costs were spread over two years, but most of the expenses will be realized this year.

Taylor described the difficulties in working with the current IT vendor and, through talks with their principal, suggested one more opportunity to demonstrate they can support us. Failing that, we would need to find a new vendor and suggestions were requested.

b. Status of collection of delinquent assessments

Dave Williams reported that one of the largest delinquencies has been paid, although the owner still disagrees with the methodology used to calculate the annual assessments.

Malm reported two liens have been filed for delinquencies. All of the other late accounts are on payment plans.

c. Malm explained the reasons the LTPA bank accounts have been moved to Plumas.

The choice of banks was made on a Tahoe City location and the strong support offered by the new bank.

7. Board Business

John

a. Review of Assigned Tasks

Leech will develop a policy for intermediate sized groups

The website committee will continue to work with Bousquet to get the site live in May

Anderson, Doug Williams, and Zumwalt will investigate Fire Wise Community options

b. Election Process for Board

Taylor and Pfitzer will be running for re-election. Doug Williams and Gray will not. With 2 candidates for 4 open positions no election will be held this year. Taylor asked Board members to consider people who can be appointed to preserve the seven-person Board.

c. Next Meeting

The next Board meeting was scheduled for June 30 at 3:00 PM.

Adjourn: There being no further business to come before the Board, the meeting adjourned at 8:22 PM.

Respectfully submitted,

Judy Friedman

Recording Secretary

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