

**Lake Tahoe Park Association
Board Of Directors' Meeting
June 30, 2022
Minutes**

1. Call to order and General Business

John Taylor

President John Taylor called the meeting to order at 3:12 PM. In addition to Taylor, Board members participating were Scott Zumwalt, Raif Anderson, Dave Williams, Catherine Pfitzer and Susan Gray. Board member Doug Williams was not present.

Also participating were General Manager Ben Leech, CPA Barbara Malm, 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

Today's agenda was approved as presented by affirmation.

2. Park Operations

Ben Leech

Taylor noted the challenges with TRPA and California State Lands to get the new lease completed. He and Leech will meet with consultant Jan Brisco to see if there is a better way to apply for these moving forward.

- a. Staff for 2022 (challenges, wages)

Leech feels the Park looks as good as it ever has. He credited a great staff doing good landscaping. Leech is getting a lot of good comments from members.

All employees received a bump in pay at various rates to meet market conditions for employees in the Tahoe basin.

- b. Deep Buoy placement for shallow buoys

Leech described the changes to the buoy field given the low water levels. He continues to work with Jan Brisco to secure additional buoys. It is unclear if the deep buoys will be approved for the 2023 season or any allowance to move shallow buoys to deeper water.

- c. Kayak rack, terracing in north end

Leech has received the TRPA permits for the large picnic "terrace" area on the north side of the Park. Work will begin this fall.

Leech reported the kayak racks are done and look great. All the spaces have been reserved and the comments have been good. Taylor explained that with 215 slots renting for \$150 each, the project and the related member fees ensure the kayak costs are borne by the kayak rack users.

- d. Policy changes considered: small group reservations

Leech has been trying to adhere to the same-day buoy rental fee of \$80 for just one night's use, but many people feel that is just too high. He feels he probably could sell them at \$50 per day. Discussion followed regarding the options. There was consensus to keep charging \$80 for a one-night rental and it will be discussed in September after the high season demand. Review of Annual Meeting Agenda All

Taylor noted some of the issues raised at past meetings. The Annual Meeting is a good opportunity for the Board to hear what the membership is thinking.

Discussion followed as the Annual Meeting agenda was reviewed and Board members were assigned topics to report on.

One anticipated topic is the limited number of buoys available. The Board considered options to accommodate as many boats on buoys as possible. The issue will continue to be reviewed and an appropriate policy will be considered.

3. Status of Website and Portal Development

John

a. Statistics on signup process

Taylor reported 418 members have signed up, which represents 60% of the membership and is close to the number of known e-mail addresses on the Salesforce database. Another communication will be sent inviting the 260 who have not signed up to do so. They will be reminded to ask Leech for help if they need it.

Leech is getting good feedback from those using the site to sign up for picnic tables and get information.

b. Next Phase of development

Taylor said the next phase is communication with the membership. The Board could create and send out surveys and members can email questions or concerns. Future changes to the website can include a weather station and Park camera that would enable members to check conditions at the Park.

Not the least of what is still to come is installing the technology on the gate entry to see who is using the Park and when. That information will be critical to setting policy. There are many things that can be accomplished with the new portal.

4. Firewise initiative for Tahoe Park

Scott/Raif

Zumwalt and Anderson have been investigating the requirements to receive a Firewise Community designation. Zumwalt said the designation could positively impact insurance rates and the fire department may respond more quickly to areas that have been treated. Getting the designation is a community effort. Property owners need to document the time and dollars spent on defensible space. A separate Board needs to be formed to oversee efforts. There could be community clean-up weekends and green-waste dumpsters brought in to support the initiative.

Discussion followed as the parameters were clarified. Zumwalt and Anderson offered to serve on a Firewise Board and help get the process started.

5. LTPA Finances and Budget

Dave/Barb

- a. YTD Budget vs Actuals
- b. Financial Report to Members

Dave Williams reviewed the budget as of June 24, 2022, clarifying specific line items and variances. Revenues are slightly lower than budgeted due to lower buoy income from the low water level. Expenses are as expected and had been increased due to payroll and insurance costs.

Discussion followed as the financial report was clarified. It was noted the Board has been taking measures to save costs wherever possible and increase revenues through investments such as the new kayak racks. As a result of the Bylaw change, there is a mechanism to collect past due accounts.

6. Board Business

John

- a. Current Issues (One member disputing methodology of assessments, vendors, approvals)

Taylor is still investigating options for a new IT consultant. Robert Bousquet (New Leaders) will continue to work on the website. He's doing a great job and is very responsive. Everything has been stopped with previous website vendors. LTPA is now only working with Google and Amazon platforms.

Bank accounts have been moved to Plumas.

There was a brief discussion about doing small special events at the Park, such as a music concert.

Leech has received a request from a neighbor who purchased his home 25 years ago, but without rights to join LTPA. He would like to join now. A brief discussion followed. There was consensus to deny the request, based on policy. The property was purchased without the amenity and is not eligible.

b. Review of Assigned Tasks

During the meeting, there was discussion about who would present what topics during the Annual Meeting.

Taylor asked Board members to submit a photo of themselves and a brief bio for the website.

c. New Board (election of officers and next meeting)

Taylor reported there are four seats available in this year's election. Pfitzer and Taylor ran for re-election, but Doug Williams and Susan Gray have chosen not to. There were not any candidates who replied by the due date for nominations, however, Will Rumph and Jackie Daniels expressed interest. Both will be joining the Board.

Susan Gray and Doug Williams were thanked for their service to the Association.

7. Adjourn

There being no further business to come before the Board, the meeting adjourned at 4:58 PM.

**Minutes from LTPA Board Meeting
July 2, 2022**

Immediately following the July 2, 2022, Annual Meeting, the new Board convened. Board members present were John Taylor, Scott Zumwalt, Raif Anderson, Dave Williams, Catherine Pfitzer and Will Rompf. Jacque Daniels was not present.

It was agreed the next Board meeting will be on September 19, 2022, at 6:30 PM.

It was moved by Taylor and seconded by Pfitzer to appoint the following slate of officers:

Taylor as President, Zumwalt as Vice-President, Dave Williams as Treasurer, and Pfitzer as Secretary. Motion carried unanimously.

The meeting adjourned at 12:25 PM.

Respectfully submitted,

Judy Friedman

Recording Secretary

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