

Lake Tahoe Park Association
Board Of Directors' Meeting
September 19, 2022
Minutes

1. Call to order, General Business

John

President John Taylor called the meeting to order at 6:33 PM at 335 Lake Avenue in Tahoe City, California. In addition to Taylor, Board members participating were Dave Williams, Catherine Pfitzer, Jacque Daniels, Raif Anderson, Will Romph, and Scott Zumwalt.

Also participating were Association Manager Ben Leech, Accountant Barbara Malm, and Recording Secretary Judy Friedman.

Taylor welcomed new Board members Daniels and Rumph. They both introduced themselves. Taylor noted the change in demographics in the membership and how the Board composition has adjusted accordingly.

a) Establish that we have a quorum

A quorum was established.

b) Accept minutes from prior meeting

The minutes of the previous meetings 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

a) Staffing for 2022 leading into 2023

Leech reported on the staff he anticipates returning in 2023. In response to a question about salaries, Leech said staff received healthy raises over the past few years, but he'll watch the local market.

b) Buoy Field Expansion

Leech and Taylor reported on their conversations with consultant Jan Brisco regarding negotiations with TRPA on how to handle the existing 50 buoy tags and the additional nine that have been requested. Leech described the buoy layout given low water levels.

Discussion followed regarding the considerations that go into relocating the existing buoys and accommodating nine new ones, if and when they are approved. Taylor explained how the buoy expansions impact the budget for buoy rental.

c) Terracing at north end

Leech received permits for the northside bulkhead improvements, but the contractor is not available until next spring. Taylor described the long process leading to the TRPA approval with consideration on how to shorten that process in the future.

d) Barbeque expansion

Leech reported about half of the 23 barbecues were converted to "bring your own barbecue" and the rest included grills, but people had to bring their own propane. Charcoal briquets are no longer allowed. Members preferred the propane option with the grills being provided. Next spring, the rest of the metal tables will be converted into barbecues.

Taylor said this was an outstanding year at the Park and thanked Leech for his leadership.

Leech felt the Park looked as good as it ever has. He heard comments that the park did not seem crowded this year. Leech noted less trash than in past years, which is an indication of less use. There was a brief conversation

about the perception of “crowds.” Sequoia was congested and cars were ticketed for being illegally parked. Taylor explained past conversations with Placer County about parking and traffic flow issues and anticipated future County action to resolve the problem.

3. Website and Portal Development

John

Taylor provided background on the development of the new portal and website and the many ways it can be used. The new site went live last May with initial functionality, such as giving members the opportunity to book picnic tables and enroll in the portal.

a) Gate/Entry System project

One of the main features of the new system is tied into the gate entry.

Williams explained the new lock system, which should be installed at the beginning of October. It will provide new technology and data can be collected on who is using the park and when, such as owners, long-term renters, short-term renters, and guests. That information will help the Board develop policy for management of the park.

b) Statistics on signup process

Taylor reported about 64% of members have signed up for the website. He hopes to get 80%. Discussion followed regarding strategies to increase sign ups. It was noted owners got used to reserving picnic tables online and based on feedback found it convenient.

c) Next Phase of development

Taylor explained consultant Robert Bousquet has been helping with this project. Phase 2 includes the ability to send and receive communications with members through the new portal. Taylor is hoping to include more information on the home page, such as temperature at the park, air quality, and lake levels. Bosquet is setting that up but it was not available for this season.

Taylor and Williams described the process to continue the project and getting owners involved.

4. Firewise initiative for Tahoe Park

Scott/Raif

Zumwalt has met with North Tahoe Fire Protection District Chief Steve Leighton and Forester April Shackelford to get more information on the Firewise requirements. The next step is to put together a committee. Zumwalt hopes to schedule a neighborhood clean-up day in the spring. Taylor will put a notice in the President’s Letter explaining what a Firewise Community designation is and asking for volunteers.

5. LTPA Finances and Budget

Dave/Barb

a) YTD Budget vs Actuals

Williams reviewed the year-to-date numbers as of August 31, 2022. Overall, everything is in line with the budget. The main variance has to do with losing the front row of buoys due to lake level. Property transfer fees were a bit short.

b) Annual Dues and other charges

Williams presented the proposed budget for the next fiscal year. He and Malm clarified specific line items. Malm is waiting to hear from the broker about the insurance renewal.

Williams explained the assumptions made as the budget was being prepared. In trying to get to a balanced budget, excluding capital expenditures, he is recommending an increase in annual assessments and buoy fees. Discussion followed regarding the recommendations, noting the unknown with insurance costs and whether or not there will be additional buoys. There was a suggestion that if buoy fees increase, additional service such as a buoy attendant, be considered.

It was moved by Taylor and seconded by Daniels to that for FY 2023, the two-month buoy fee be \$900 and the annual assessment be \$400. Motion carried unanimously.

It was moved by Taylor and seconded by Anderson to adopt the FY 2023 budget as presented. Motion carried unanimously.

6. Board Business

John

a) Current Issues (requests, vendors, approvals)

Taylor is getting requests from property owners outside LTPA boundaries or within boundaries but the property was quit claimed, to join LTPA. The policy does not allow those memberships.

Malm explained why she is changing the payroll service provider. Taylor noted the bank accounts have been moved to Plumas. Those changes, along with the insurance issues, illustrate the importance of having good vendors.

b) Review of Assigned Tasks

Taylor and Williams will continue to work with the vendor installing the new gate lock and the new software with Bousquet.

c) Next Meeting

The next Board meeting was scheduled for Tuesday January 10, 2023 at 6:30 PM.

7. Adjourn

All

There being no further business to come before the Board, the meeting adjourned at 9:32 PM.

Respectfully submitted,

Judy Friedman

Recording Secretary

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