

**LAKE TAHOE PARK ASSOCIATION**  
**Annual Meeting**  
**Minutes**  
**July 2, 2022**

1. Call to order

John Taylor

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President John Taylor called the meeting to order at 11:02 AM. In addition to Taylor, Board members participating were Scott Zumwalt, Raif Anderson, Dave Williams, Catherine Pfitzer, and Susan Gray.

Also participating were General Manager Ben Leech, CPA Barbara Malm, and Recording Secretary Judy Friedman. In addition, 105 properties signed in.

2. Opening remarks and Introductions of Board members and Staff

John Taylor

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Taylor reviewed the agenda and introduced the staff and Board. He noted that the Board meets four or more times each year and typically each Board member takes on specific tasks on behalf of the Park.

The Board members provided a bit of their background. Leech introduced the staff. Gus and Baldo received applause in appreciation for all they do to keep the Park looking good.

3. Key Projects over Past Year

Ben Leech

- a. Kayak rack replacement
- b. Buoy expansion
- c. Park Policies for 2022

Leech reported the TRPA permit has been received for the bulkhead improvements and a picnic area at the north end of the Park. Contractor Mark Hendricks, who designed and built the new kayak racks, will begin that project in the fall.

Leech noted the old kayak rack had 135 spots. It has been replaced by new racks that accommodate 215 kayaks and SUPs.

Leech described the defensible space work done at the Park, including removing trees and manzanita. Flowering bushes have been planted in place of the vegetation removed.

Leech reminded everyone that 8 people per group is the maximum allowed. Attendance at the Park will be capped at 350, which was the number last year. One table can be reserved on weekends and two tables mid-week for groups of up to 30 people. In response to a question, Leech said staff uses counters to track the number of people at the Park. Eventually, new technology at the gate will provide that information.

4. Firewise Program and the LTPA

Scott Zumwalt

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Taylor explained that insurance companies are getting more aggressive in their rates and several properties in the area have been cancelled. Zumwalt and Anderson are investigating how the neighborhood can receive a Firewise Community designation, which could help with insurance. LTPA is a member association, not a homeowner's association, so it is up to the community to want to be involved in the initiative.

Zumwalt described what the designation can mean. It would require a group effort of the neighborhood for everyone to address their defensible space and put on appropriate roofing. Owners track the dollars and hours spent and all that information is submitted to receive the certification. Zumwalt and Anderson have offered to

serve on the Firewise Community board and are looking for four or more volunteers. Contact Zumwalt or Anderson for more information or to volunteer.

## 5. Website and Portal

John Taylor

### a. Current Phase and Future Developments

### b. Strategy regarding controlled entry

Taylor reminded the group that last summer he explained how new technology will help manage the Park and improve communication to and from owners. As the project progressed, it became clear that a new website and portal needed to be developed.

The new website went live on May 18 and, as of July 2, 2022, 420 properties of the total 756 have signed on. Phase 1 has allowed members to reserve a picnic table without going through the staff, which is more convenient and easier for the members as well as the staff. Park policies are also available on the site.

The next steps include allowing for assessments to be paid online, being able to survey members on various topics, and the ability for members to email the Board with suggestions, comments, and concerns.

Taylor explained that, as the new technology is added at the gate, data will be available on who is using the Park and when. That information will help direct policy to address issues such as over-crowding.

## 6. Financial Report

Dave Williams

Williams presented the financial reports, saying the Park is in good shape financially. The cash position is strong so capital improvement projects can be accomplished while keeping assessments at a reasonable level.

Buoy income is lower than expected because the front row of buoys cannot be used due to low water levels. Leech is working with a consultant to get permits for more buoys, but that will not happen this year.

Williams said there was a substantial increase in the insurance premiums, like what private property owners are experiencing. A new broker has been soliciting competitive bids, but this continues to be an issue.

Staff wages were increased so the Park remains competitive with the Tahoe marketplace. LTPA has a solid staff that everyone agrees should be retained. Costs for everything, including supplies and fuel continue to rise.

Williams reviewed additional line items. The Board will consider the 2023 Annual Assessment during the budgeting process in the fall.

## 7. Member Discussion

Open Forum

In response to a question about the barbecues, Taylor said all will be converted to propane. There was a request to have propane available and will be taken under consideration by the Board.

An owner received a \$100 parking ticket yesterday for parking in the neighborhood. There was consensus that the County police are watching for clearance on Sequoia Ave. and more likely to ticket drivers. We have posted more explicit signage warning drivers where to park.

There was a question about coning off a path for people bringing kayaks to and from the lake. People set up umbrellas in that area and spend all day there. Leech noted past efforts to address that area. He'll add cones in that area and try to keep an eye on it, but that is a popular spot for people coming onto the public area from William Kent.

An owner described how the Park looked when she bought her property in 1975 and the role of Rich Wilson that led to the Park of today. Taylor acknowledged the statement and broadened credit to all the Board members and how they collectively have improved the Park.

There was a comment about Tahoe Park Water Co. requiring bonds to ensure water meters are installed. The speaker asked if anyone knew about plans for a four-parcel subdivision going in on Washoe, but no one did.

An owner asked about bringing in ping pong tables. Another suggested permanent cornhole be installed. Leech said if enough people want a specific amenity, it will be considered.

Taylor responded to a question about kayak rack reservations saying he hopes reservations for both buoys and kayaks will be online next year. If there is additional need, perhaps more storage can be built.

There is a map on the website of picnic tables and what type of barbecue or flat top is currently there. Anyone can get help at the kiosk to navigate the website.

## 8. Retiring and New Board Members

John Taylor

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Taylor reported he and Cat Pfitzer have run for re-election to the Board. Susan Gray and Doug Williams are retiring. Not enough people ran to conduct a full election such that Will Rompf and Jacque Daniels are joining the Board. Williams and Gray were thanked by a round of applause.

## 9. Adjourn for Member's Lunch at the Park

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There being no further business to come before the Association, the meeting adjourned at 12 Noon.

Respectfully submitted,

Judy Friedman

Recording Secretary

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