

LAKE TAHOE PARK ASSOCIATION
Annual Meeting
Minutes
July 8, 2023

1. Call to order

John Taylor

President John Taylor called the meeting to order at 11:06 AM. In addition to Taylor, Board members participating were Scott Zumwalt, Dave Williams, Catherine Pfitzer, Jacqueline Daniels, and Will Rompf.

Also participating were General Manager Ben Leech, Accountant Barbara Malm, and Recording Secretary Judy Friedman. According to the sign-in log, 94 properties were represented by one or more attendees.

2. Opening remarks and Introductions of Board members and Staff

John Taylor

Taylor welcomed everyone to today's meeting. He noted the toll the heavy winter took on the Park, including delaying the opening. But everything is open now and the Park looks great.

Although this meeting has typically taken place over the 4th of July weekend, it was pushed back a week at the request of many members. Officially changing the meeting date is on today's ballot as a Bylaw amendment.

There was a significant event (teenage party with over 200 present) over the Fourth of July holiday and Taylor assured the audience that it would be discussed later at this meeting.

Taylor acknowledged previous and current Board members, thanking them for their hard work and commitment to the Park. Taylor applauded the tasks that Accountant Barbara Malm and General Manager Ben Leech do all year long to benefit the Park. All were thanked by a round of applause.

Leech introduced the beach staff, including Maintenance Manager Gustavo Chavez and Assistant Maintenance Manager Baldo. He acknowledged the office and administrative staff and pier attendants. Leech said if anyone wants to help later in the year when the kids go back to school, let him know.

3. Key Projects over Past Year

Ben Leech

a. Barbeque expansion

Leech reminded the group that charcoal barbeques are no longer allowed. Last summer the Board authorized testing out two solutions: replacing the charcoal barbeques with either propane barbeques or a stainless steel platforms for placement of a member's grill. Members preferred the propane barbeques where they bring their own propane, and the grills are provided. As a result, all grills have been changed to propane barbeques. There was consideration of the Park having propane tanks available, but there are many regulations about storing propane, so that will not be available at this time.

b. Status of Buoy Expansion

Leech explained that TRPA had indicated that the LTPA could apply for nine new buoys in 2020, but it has been a lengthy and difficult process to get that approval. Furthermore, TRPA has now issued depth restrictions that can limit where buoys can be placed. The LTPA beach shelf drops off dramatically and limits buoy placement with the new regulation. As a result, Leech is reconfiguring to maximize buoy placement to maximize the number of buoys while ensuring there is adequate spacing. Leech and Taylor are taking that solution to the TRPA.

c. Terracing of North End

Leech described plans to terrace the north end of the Park at tables 1, 2, and 3. The permit was awarded early in 2023 and has a three-year window, but the actual project timing will depend on the budget.

d. Large unplanned Event on July 4th, 2023

Leech reported on the party over the 4th of July with over 200 kids, many of whom were underage drinkers and trespassing. Leech and Placer County Sheriff's Office (PCSO) were called to the Park around 10 PM, cleared the beach by 10:30, then were called back around 11 PM because partiers returned, and some were setting off fireworks. Leech has reviewed the cameras to try to identify some of the offenders and met with those who were associated with members.

A brief conversation followed. In response to a question about how the kids got access, Leech explained it just takes one person to hop the fence or come around from the outside and open the gate for others.

Williams said the Board discussed the issue and the following options were considered:

- Asking Placer County Sheriff to do regular evening drive-bys
- Establish policies toward underage drinking and unruly behavior that are consistent with any public place
- Add signage that clearly states LTPA policy.
- Review policy and procedures to ensure the observed behavior is not allowed and there are penalties available for the behavior including restriction or revocation of Park privileges.
- Allow General Manager to employ private law enforcement during peak or identified periods.
- Encourage member vigilance to detect incidents as early as possible and ensure they know whom to contact.
- Consider policies limiting alcohol at the Park.

The Board position is clear that this is a family-friendly park and behavior expected in any other public area is expected in the Park, which means underage drinking, noise disturbances, and unsafe situations will not be tolerated.

4. Firewise Project

Scott Zumwalt

Taylor acknowledged the high risk of fire facing property owners in the Tahoe Park area. LTPA is not a homeowner's association, but it can influence what happens and encourage fire-wise activity in the area. Talmont has received the Firewise Community designation and Zumwalt is investigating how to get that in other neighborhoods within Tahoe Park.

Zumwalt is meeting with NTFPD Forest Fuels Manager April Shackleford on July 18 to learn more about what is required to receive the official designation. A committee of 3-5 people needs to be formed. Some community clean-up days will be scheduled where NTFPD will provide green waste dumpsters. Pfitzer has launched a Tahoe Park Homeowners Facebook page where she will post more information.

5. New Gate/Entry System and Portal

John Taylor/Dave Williams

a. Description of project and overall strategy

Taylor reminded the group of the multi-year project to modernize the Park's infrastructure by creation of a portal, website, and gate entry system. Last year, the website went live and members were able to register their property as well as reserve picnic tables online. This year the new entry system is being implemented. The goal is to gather insight on who is using the Park, which will help the Board consider more specific policies.

There has been a perception of over-crowding due to short-term renters, but the information collected over the 4th indicates the overwhelming use was by second homeowners and their guests. Only about 10% of those entering the Park were renters.

Williams said understanding who uses the Park and when also helps determine when staff and extra services are needed, which in turn can control expenses. Data will continue to be evaluated throughout the summer and the Board will consider if any new policies should be implemented.

b. Current enrollment and next steps

Taylor reported approximately 72% members have registered on the website and are using it to reserve picnic tables and gain Park entry.

Taylor introduced Robert Bousquet who completely redid the LTPA portal and website. He has been very responsive in addressing questions and issues.

6. Financial Report

Dave Williams

Williams presented the financial report. There were significant expenses last year, including maintaining the buoy field, building new kayak racks, and installing the propane barbeques. Some of those costs will be recouped in the next years and overall, the Association is in good financial shape. Revenues are up and expenses are down, although there was significant damage and repair from this exceptional winter.

7. Member Discussion

Open Forum

In response to a member's question, the old keys can be thrown away. It was also asked about posting a closing time and considering anyone on property after that to be trespassing. Leech noted staff leaves at 10 PM. People come down to the Park at all times for all reasons, and posting opening and closing times inhibits that. All options will be considered, including who is impacted by any rules and how they are enforced.

A question was asked about the Wi-Fi. Taylor said the system is maxed out and increasing bandwidth needs to be considered. This is seen as a 2023 project.

A member mentioned the increased traffic at Tahoe Park Heights and Pine Avenue. People are running the new stop signs.

A question was asked about financial compliance. Malm explained the financials are in conformance with Compiled statements. Reviewed or Audited statements are very expensive and the LTPA segregates financial duties for oversight and checks and balances.

A member suggested sending a letter to the membership about the party over the 4th saying those responsible can be subject to a fine and having their membership cancelled. Taylor said all options are being considered and the membership will receive a letter about that situation as well as other negative and positive events. The member said kids with fireworks is a serious situation. Get serious about the response.

A member questioned the attire worn by staff. It should be more modest and perhaps a uniform would be better. Leech said staff has logo wear, including hats and t-shirts to identify them, but pier attendants need to wear swimsuits and be ready to get in the water if necessary.

A member reported that the Tahoe City Friends of the Library installed a Story Walk on the fence behind the Penny Bear at Heritage Plaza. It was vandalized and disappeared within 48 hours. The TCPUD staff found it thrown down the embankment. They are seeing more vandalism and graffiti than ever before.

A member thanked Leech and his team. The party over the 4th is not an anomaly and that behavior will continue to be a problem. A response plan needs to be developed. Leech and his staff should not be put in a position to have to handle these types of situations.

A member thanked the staff and Board. He appreciates the dog hours. He asked if anything can be done about the noise created by speakers on the beach. Leech said there is no rule but there is due consideration, such that if someone is disturbing others, let staff know.

Taylor heard from a member about someone using charcoal in one of the new propane barbeques. It points out that members have a shared responsibility to oversee the Park in that if someone sees something amiss, they need to report it to the Park staff as soon as possible.

A question was asked about when the community clean ups will be scheduled. Zumwalt said when the dates are set, an eblast will go to members and the dates will be posted on the website.

8. Election Results for Board and Amendment

John Taylor

Taylor announced Williams and Zumwalt were re-elected to the Board. Also winning election was Rocky Gunderson.

The amendment to allow the Annual Meeting to be scheduled within three weeks of the 4th of July, instead of one week, passed 233 ayes and 21 nays.

9. Adjourn for Member's Lunch at the Park

There being no further business to come before the Association, the meeting adjourned at 12:13 PM.

Respectfully submitted,

Judy Friedman, Recording Secretary

THE PAPER TRAIL SECRETARIAL AND BUSINESS SOLUTIONS