

LAKE TAHOE PARK ASSOCIATION
Board of Directors' Meeting
July 6, 2023
Minutes

1. Call to order, General Business

John

President John Taylor called the meeting to order at 3:10 PM. In addition to Taylor, Board members participating were Dave Williams, Jacqueline Daniels, Scott Zumwalt, Will Rompf, and Catherine Pfitzer. A quorum was established. Raif Anderson was not present.

Also participating were General Manager Ben Leech, Accountant 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

The Board will consider the complaints regarding a recent party at the beach. Today's agenda was approved as presented by affirmation.

2. Park Operations

Ben

Leech described a party of over 200 young people at the beach on the 4th of July. He got a call around 10 PM and came down to the beach. Because of the scope of the party, which included underage drinking and trespassing, Placer County Sheriff's Office (PCSO) was also called. The beach was cleared around 10:30 but Leech got another call around 11:30 with reports of fireworks. PCSO came down again. Board members also heard about the party from community members. Staff reported threatening comments directed towards them. Bottom line, it was a chaotic, intimidating, and out of control situation.

Discussion followed as the Board considered options, including but not limited to:

- 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.

It was noted that PCSO now has had gate access to get into the Park, which was reinforced with new cards issued recently. The Board agreed that staff should never be put in a position of enforcement during situations like this. Leech was given discretion to handle issues as he deems necessary.

At the Annual Meeting, it will be made clear that the Board is taking this seriously and considering options to address it. The membership also needs to be vigilant and if they see or hear something, let Leech know.

a) Staffing for 2023 (new payroll vendor)

Leech reviewed who is working what positions this summer. There is a great staff at the beach this summer and they all work so hard.

b) Buoy Expansion Project and current placement of buoys

Taylor reported on the ongoing discussions with TRPA to get new buoys. There is a new regulation regarding maximum depths, which is also impeding progress. Taylor and Leech are meeting with the consultant (Jan Brisco) and are hoping that 3 or more buoys will be approved for next year.

c) Terracing in north end

The permit for improving the terracing at the north end of the Park was received earlier this year with a provision to complete work within 3 years of approval. It could happen this fall, depending on budget constraints. The spending has been prioritized for the card/entry system, security cameras, and winter repairs, so this is not a priority.

d). Replacement of Cameras

Leech reported many of the cameras are now 15 years old. He proposed a camera for viewing the Park from our website and the Board agreed it was a good idea. He got a quote from Darren Kratz for cameras that operate through an app but they do not stream so more searching is underway. The cost for five cameras, installed, is \$2,268.88. Discussion followed about upgrading the cameras. Leech was asked to get a quote for night vision and additional cameras.

e). Tree care

Leech has a quote from Arbor Care for \$12,000 to remove a large, dead tree. He will get a second quote.

Leo's Electric has addressed some of the electrical issues in the Park. At the Annual Meeting, Leech will describe how costly it is to maintain the Park given electrical, plumbing, tree work, and impacts from this severe winter.

3. Review of Annual Meeting Agenda

All

There was discussion throughout the meeting of who will present which topics.

4. Status of Gate Entry System and Portal

John

a) Statistics on signup process and gate use

As of early July, 73% of properties have enrolled into the system. About 1,400 users have been added and approximately 2,000 cards or mobile devices have been activated. The expectation is that the Board will now be able to communicate to a high number of members through electronic means.

b) Next steps for system

Taylor has been working closely with Malm, Leech, and Williams over the past two years to provide an electronic backbone system and a more accountable way to know who is using the Park so the Board can consider appropriate policies. The new portal, website, and gate systems are in place and the combined data is providing answers. Robert Bousquet has been amazing, very responsive, and clearly understanding LTPA needs and goals.

Leech expected challenges as members begin to use the new gate system. There are a lot of changes for them to get used to and the roll-out has been over the busy 4th of July holiday. Staff has been teaching

people the system and explaining what each property is entitled to. All things considered; it's working well. Williams agreed, saying the system is providing the information he'd hoped for. Taylor said modifications will be made as the program is implemented.

Taylor reported that on 4th of July, there were 2700 entries at the gate. Of those, 1135 were second homeowners and only 301 were short term renters. A brief discussion followed clarifying how the card identifies the property and its classification, as provided by the owner.

5. Firewise initiative for Tahoe Park

Scott/Raif

Zumwalt is meeting with NTFPD Forest Fuels Manager April Shackelford, who has streamlined the process for getting the Firewise Community designation. Zumwalt will reach out to those who showed interest in joining a committee. A clean up day with dumpsters will be scheduled. Pfitzer offered to start a Facebook page to help promote the initiative. The California Tahoe Conservancy (CTC) will be contacted to get those lots addressed.

6. LTPA Finances and Budget

Dave/Barb

a) YTD Budget vs Actuals

b) Financial Report to Members

Williams presented the financial reports. Revenues are on target. Expenses are a bit higher than budgeted, in part because of the heavy winter, but overall the budget should be break-even by the end of the year. Williams is watching the timing of capital improvements. Some projects are being deferred based on when vendors can respond. Still at issue is the cost of renewal of the Park's fire insurance since the current vendor will no longer insure in our area. Malm as been working with the insurance broker to get proposals.

Leech said rental income for weekly buoys is down. It rained a lot in June and not all buoys have been rented. He has reached out to those on the wait list for use of the weekly buoys. He will use his discretion in getting buoys rented as much as possible.

Leech confirmed the cost for a replacement card is \$75. Malm noted people who paid for extra cards are asking for refunds, given the new system. She asked for clarification on how to handle unimproved properties that are owned by four unrelated parties and each owner may want cards, when the current limit is two cards. Malm will talk to Bousquet about it.

7. Board Business

John

a) Current Issues (TRPA, CSLC, etc.)

b) Review of Assigned Tasks

c) Short meeting after Annual Meeting to elect officers

Taylor reviewed the Annual Meeting agenda and presentations.

He noted that the timing of the Annual Members Meeting would be spaced away from the holiday weekend if the amendment was supported. He also asked Board members to stay after the Annual Meeting to elect upcoming Board officers.

8. Adjourn to Annual Board Dinner

There being no further business to come before the Board, the meeting adjourned at 4:53 PM

Respectfully submitted,

Judy Friedman

Recording Secretary

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