

LAKE TAHOE PARK ASSOCIATION

Membership Meeting

Minutes

July 1, 2017

1. Call to order – Leigh Ann

President Leigh Ann Cullen called the meeting to order at 11:04 AM at LTPA beach in Tahoe City, California. Board members present were Leigh Ann Cullen, Jim Cavalieri, Bob Thomas, John Taylor, Susan Gray, and Doug Williams. Board member Greg Gilbert was not present.

Others present were General Manager Jim Davisson, Assistant General Manager Ben Leech, CPA Barbara Malm Wilson, and Recording Secretary Judy Friedman.

110 members signed in for the meeting.

2. Introduction of Board Members – Leigh Ann

Cullen introduced all Board members.

3. Introduction of our 2017 Staff – Jim D / Ben

Ben Leech introduced the new and returning beach staff. He noted the passing of Victor Plascencia last October. A placeholder plaque has been placed in Victor's honor. A permanent memorial will be installed soon.

4. Opening remarks – Leigh Ann

Cullen noted the great job staff has done getting the park open after such a heavy winter. She thanked those who ran for the Board this year, Jim Cavalieri, Bob Thomas, Chris Marcus, Dave Williams, and David Boesch.

5. Membership information – John

John Taylor presented the statistics gathered from a recent membership survey, which was done to find out more about the membership and its wants and needs. A roster for Board use will be developed from the contact information supplied. The hope is that some time in the future this roster can be used to communicate with the membership by other means than snail mail. The survey found that of the 770 properties, 680 are LTPA members. The difference between properties and members are multiple parcel ownership. Of those, 92% are California residents and 18% are full-time Tahoe residents.

6. Park Report

6.1. Pier repair

Cullen thanked members for paying the Special Assessment, which will be used to fund the pier improvement including the movable catwalks. The North pier and catwalks on both piers will be done in September or October due to the water levels.

6.2. Buoy field

Cullen reported there were over 100 applications for buoys this summer. The half-season rentals are popular, so will be continued. All 50 buoys in the field are usable this summer.

A member asked if LTPA may be eligible for more buoys. Cullen explained that in the next 3-5 years, under the new shoreline regulations, additional buoys may be available to the Association. The buoy field dimensions are restricted currently by property lines and set-backs and the off shore shelf. Leech is investigating if there is a possibility of placing buoys further off shore.

6.3 State Lands

Cullen reported LTPA is currently paying State Lands \$2,104 annually for buoys and the pier, but that is a greatly discounted rate. A new rate structure is expected to be in place in 2020 and LTPA fees could go as high as \$29,000. A member asked why grandfathered buoys were eliminated. Cullen said State Lands felt that was "favoritism" and would not allow it in the permit.

6.4. ADA Upgrades

Cullen reported that the Board received an inquiry from a member last year regarding the applicability of ADA requirements at the park. A CASp inspection was commissioned in July 2016 and the Board began addressing those items readily achievable. Paths of travel were improved, modification to signage, Van accessible parking, step tread marking and updating of some bathroom items have been accomplished. Currently, a contractor familiar with ADA requirements is reviewing the inspection report and providing costs on items that are readily addressable.

A member asked for clarification on if LTPA is exempt from ADA requirements.

Cullen reiterated that the issue of exemption from the ADA laws is not a simple answer. This is a private facility available to members and their guests. And that the Board and Staff are committed to making the facility accessible to all. Cullen reiterated that if there is a specific need of a member that would make the facility more accessible, members should ask and the Board and Staff will try to accommodate the request.

The member suggested it is not up to interpretation. He indicated that there is a stop work order from TRPA and projects are being built that do not meet ADA requirements and without permits. The Member feels money is being spent on projects not up to code.

Cullen noted the "Cease & Desist" order is the next agenda item.

Another member addressed the previous members motives. He noted that He appreciates everything the park has to offer and the Board for what's been done to improve the property.

A member asked if it is more expensive to build projects that are ADA compliant. Cullen noted that because of the lakefront setting, the difficulty is with any project built at Lake Tahoe, not that the build would be necessarily more expensive but not buildable meeting ADA requirements. The law allows for "readily achievable" projects and remedies.

6.5. TRPA

Cullen noted the February 6, 2017 "Cease & Desist" order that was previously referred to by a member. TRPA asked for information regarding the permitting of some improvements. A package is being compiled to submit to TRPA. The order did not give specific complaint information. That is only available through court order. Many of the improvements have been done with "qualified exemptions."

6.6 Triangle Property

Cullen reported the property is getting a much needed upgrade. The upgrades were a requirement of the lease with Westshore Deli and Market. West Shore Sports is still renting space. Members of LTPA get a 15% discount on rentals.

7. Financial report – Jim C

Jim Cavalieri presented the financial reports distributed to attendees. He reported almost 100% of the membership has paid the Special Assessment. Cavalieri discussed how the budget is developed by projecting non-assessment annual revenues (new property owner first year assessments on property sales, and kayak and buoy rentals), and projecting annual expenses, and then determining the Annual Assessment necessary to meet operating expenses. Cavalieri anticipates about \$150,000 in Reserves at the end of this year, which is good because of potential legal fees and increased fees to State Lands and TRPA. Cavalieri does not anticipate another Special Assessment this year. The Board will set the 2018 Annual Assessment when the budget is approved this Fall.

An member commented that bookkeeping fees seem high. He also questioned meeting fees. Cullen explained bookkeeping includes payroll processing fees using Paychex. Cavalieri clarified that bookkeeping does not include payroll processing fees but that bookkeeping and payroll are time consuming because the Park has many vendors and a mix of full time, part time, and seasonal employees. The same member commented about payroll processing fees and Cavalieri replied that the Park uses Paychex who also provides HR compliance support.

Another member asked why printing and postage costs seem higher than in the past. Cavalieri explained that in 2016, a mail-in-ballot procedure was instituted. That drove up costs in 2016, but is expected to level off in 2017.

A question was asked about costs for maintaining the website. Cavalieri said the company used did not bill LTPA in 2016. The cost will be shown in 2017.

8. Retiring Board Member - Leigh Ann

Cullen recognized past Board members Nancy Morris, Margaret Pinter, and Milt Hyams. Hyams was present and received a round of applause in appreciation for all he's done for the Association.

Bob Thomas noted Greg Gilbert, a Board member since 1997 and past Treasurer of the Association, is not here today because of health issues. On December 26, Gilbert had a brain tumor removed and has been undergoing treatments since that time. The treatments have gone extraordinarily well and based on recent testing, Gilbert is cancer free. Thomas said Gilbert has been an integral part of what the park looks like today thanks to his financial stewardship. Gilbert asked Thomas to thank the Association for allowing him to serve an area he truly loves and the friendships he's made here. Thomas said Gilbert's strong faith that has gotten him through this difficult time. Thomas asked everyone to think of Gilbert when looking around the park and say a little "thank you" to the man who has given so much.

9. Retiring General Manager - Bob

Cullen reported this will be Jim Davisson's last season as General Manager. He's been a good Manager, friend, and neighbor. Davisson will be honored at a special Appreciation barbecue at 11am on August 26. Ben Leech will take over as Association General Manager.

Thomas read a letter of appreciation to Davisson from the Association thanking him for his hard work and leadership since 2005. He was presented with a special award. Cullen thanked his wife, Kathy, for all she's done during Jim's tenure, including organizing barbecues and special events. Leech thanked Jim for being such a great mentor.

Davisson thanked the membership, staff, and Board for their support and hopes the "family park" atmosphere will continue.

10. Member Comments and Discussion

A member noted a recent event with a lot of children. He asked about liability. Cullen said that the event fell under the Association large party application. Part of the application includes an insurance requirement of \$1 million liability coverage. In addition, LTPA has \$20 million liability coverage.

A question was asked about safety protocols having to do with electricity on the pier. Davisson reported there is no electricity on the pier or catwalk. The movable catwalks that are being installed will be manually operated.

A member commented that he preferred only full-season buoys at a higher price if necessary. He does not like the half-season buoy rentals.

A member said his wife tried to reserve a table on June 21 and the table they wanted was already booked, even though she was the first in line, the table was booked the day earlier. He asked why the 30-day rule was not applied. Leech was aware of the situation. He apologized and said it was a mistake.

A member thanked Davisson, saying he's made a real difference in the piers, gardens, and safety. Her husband is in a wheelchair and thanks to the improvements, he can enjoy the park. She appreciates Davisson as a neighbor and will miss him at the park. A round of applause followed.

11. Election results - introduction of New Board - Leigh Ann

Cullen reported 683 properties are eligible to vote. With only 274 votes received, the participation required for a quorum to change the Bylaws was not received. The next step could be to file a petition with the court asking that the quorum requirement be reduced to 40% of the membership.

Jim Cavalieri and Bob Thomas were re-elected to the Board. Dave Williams was also elected.

12. After meeting Picnic instructions,

There are no special instructions for the Picnic, as in the past trying to give those that sat through the meeting preference has not worked.

13. Adjourn – Leigh Ann

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