

LAKE TAHOE PARK ASSOCIATION
Board of Directors' Meeting
April 27, 2019
Minutes

Call to order, Establish Quorum – John

President John Taylor called the meeting to order at 8:04 AM at his home in Tahoe City, California. Board members present were John Taylor, Dave Williams, Doug Williams, Bob Thomas, and Jim Cavaliere. A quorum was established. Susan Gray arrived at 9:05 AM

Others present were Association Manager Ben Leech and Recording Secretary Judy Friedman.

Taylor acknowledged the contributions of former Board President Leigh Ann Cullen, noting her many accomplishments on behalf of the Association. Cullen is moving away and will be missed.

Revisions to agenda

There were no changes to today's agenda.

Approve last meeting minutes

The last meeting minutes were approved by affirmation.

TRPA Status - where we are regarding final approval based on work in March by Leigh Ann and Jan Brisco

Taylor reported on his meeting with Brisco and the resolution of the TRPA Cease and Desist Order. Coverage was bought back and an administrative fee was paid. All previously unpermitted work will be accepted. The park is now at maximum coverage. The fees paid were included in the current budget. After two years, the issue is now closed.

ADA Compliance - status of any planned upgrade based on ADA compliance and those that will go into play once the snow melts.

Leech and Taylor met with Sagan Design regarding ADA projects. They discussed the possibility of adding 2 parking places on Sequoia, but the boundary line between the park property and the County property is unclear. A survey costing anywhere from \$30,000 to \$100,000 would be needed. In addition, several trees would have to be removed, which would be costly. Based on that, the idea has been abandoned. Leech is working with Sagan on revisions to make the front gate ADA compliant.

A brief discussion followed regarding ADA compliant upgrades that can be made, including details of the gate reconfiguration and picnic tables. There was agreement to install a few new picnic tables in by July 4th to get feedback on what people like. Leech will determine which tables to replace. There was agreement that ADA compliant improvements will continue to be made as possible.

LTPA Budget - Updates from Barb and Jim regarding actuals, collections and budget updates

Cavaliere distributed the financial reports as of April 22, 2019. He reviewed account balances, noting transfers to be made to Reserves. The year 2018 ended with revenues almost \$90,000 over budget due to more home transfer fees, buoy and kayak space rentals, and past due accounts brought current.

Budget to actuals for 2019 are on track and dues payments, kayak and buoy rentals, and transfer fees are all pacing ahead of last year. Specific line items and variances were clarified.

Taylor said he will meet with attorney Jim Porter to see what is the current designation of the Park and see if it can be legally shown as a non-public entity and how the Bylaws can be updated. Cavaliere suggested Porter review the Bylaws and recommend updates.

Leech said there will be some small staff raises, which were included in the budget. He reported 100% of the previous staff is returning this summer.

Digital Committee Progress – presentation by Dave on construction of portal and infrastructure to convert to electronic processes

Dave Williams distributed a proposal that included a scope of work with a quote of \$5,500 for upgrades to the website, including the ability to accept online payments and reserve picnic tables. The project is not included in the current budget. Discussion followed regarding the proposed upgrades and security of the site. Once approved, the project will take approximately two months to implement.

It was moved by Thomas and seconded by Doug Williams to allocate up to \$6500 from Board Discretionary Funds and authorize Dave Williams to upgrade the portal and infrastructure, once security questions are answered to his satisfaction. Motion carried unanimously.

Park & Operations report - Ben will give us any updates on operations in spite of the fact that the park is still covered in snow

Leech reported the snow is finally melting! A lot of people are already using the park but since trash cans are not out yet, he has been going down to clean the area. During the winter, a large log washed up to the north side of the pier that will need to be removed. The buoys will be inspected and ready for use by May 24. A few owners asked to put their boats out early. A brief discussion followed regarding the pros and cons of allowing boats on buoys before the designated time. There was consensus not to allow that this year, but it may be considered for 2020. It may be possible to start buoy rentals a week early and extend a week later in the fall.

Leech reported kayak and SUP storage sold out in record time, even though the fees were increased this year. He suggested building additional racks. Leech was asked to present alternatives to the current kayak storage area that could accommodate the high demand.

Leech received a request for a live streaming camera on the beach. The quote from Tahoetopia was approximately \$7000. The Board considered the request and there was consensus that a live webcam may pose privacy problems. People wanting to check the weather can look at the Sunnyside webcam on Tahoetopia.com.

Boat Buoy Policy – Ben will summarize current buoy policy along with modifications from a recent TLOA meeting that may add buoys to our current collection

Leech reported on the April 8 buoy lottery. Both the first and second halves are full. Sixteen people did not get a buoy and will have priority status next year. There may be an additional 10 buoys available next summer. Leech has asked Jeff from High Sierra Marine to do a cost analysis of installing the additional buoys, blocks, and chains, which will be in deeper water. A brief discussion followed regarding the option of allowing larger boats on the deeper buoys, but there was agreement that could cause issues at the pier. Leech will present the proposed costs and design for the additional buoys and will make the application to State Lands for the additional allocation.

Meeting Planning

Taylor proposed four Board meetings a year, which would include a wrap-up meeting in September and ideas for the following spring. The Board agreed.

Park Strategy – Dealing with increases in park volume and services.

Taylor is hearing requests for the Board to consider solutions to overcrowding at the beach, which owners perceive to be due to renters. He asked the Board to consider how overcrowding impacts the park and how big of a problem it really is. Leech put it in the context of six weeks where too many people at the beach can result in an unsatisfactory experience.

Dave Williams said “density” at the park needs to be defined. He explained how this issue is being addressed by some other Associations. Thomas acknowledged the issue is tough to tackle but asked if the space is being utilized as well as possible. There could be areas where more picnic tables and barbecues could be installed to pull people into other areas. He suggested a pathway providing access to the beach be delineated. There was agreement that something might be done to spread people out as a way of managing the crowds. Other ideas included guest fees, but that might not help and could cause tax issues.

The Board agreed to do a walk-about before the July meeting to observe some of the issues as a way of better considering solutions. The Board will look at where additional picnic tables or sitting areas may be added. A Survey Monkey can be effective in getting input from the membership. Leech will check with Brisco to see if grass or tables are considered “coverage.”

The proliferation of tents on the beach was discussed. Leech explained some of the challenges in keeping tents off the area at some times, but not others, since use has always been at management discretion. Various policies were considered.

It was moved by Dave Williams and seconded by Gray that no large tents or canopies will be allowed on the beach on Fridays, Saturdays, or Sundays between the weekend before the 4th of July holiday and Labor Day weekend. Motion carried unanimously.

Thomas suggested areas for the dinghy’s that would not block access to the beach. Discussion followed regarding alternative locations and the use of a lift.

Cavalieri said the bylaws do not mention guests, only members, which may give us other options for restricting guests. Doug Williams suggested statistics are needed to know how many people actually rent their homes and how many guests are on the beach before considering enforcing that as a way of limiting the number of people. There was agreement that small steps can be considered to reduce crowding on the beach.

Board Business – planning for next meeting(s) and discussion of election process, any open questions posed by membership and not covered in the agenda

Leech reported that including the incumbents running for re-election, there are seven candidates for three Board seats.

Leech has received a request for a shuttle service operating between Talmont and the beach.

Additional information - Bring any resources that would aid in our strategic discussion. Of particular value are leads or other resources.

Adjourn

There being no further business to come before the Board, the meeting adjourned at 11:23 AM.

There will be a walk-around on July 5 at 2:30 PM prior to the 3:00 PM Board meeting.

Respectfully submitted,
Judy Friedman
Recording Secretary

THE PAPER TRAIL SECRETARIAL AND BUSINESS SOLUTIONS