

**LAKE TAHOE PARK ASSOCIATION
BOARD OF DIRECTORS' MEETING
JULY 5 2019
Minutes**

1. Park Walk-around – Review current resources, plan for any new utilization **Ben**

2. Call to order, General Business – John

a. Establish quorum

President John Taylor called the meeting to order at 2:30 at the beach for a walk-around. The meeting was reconvened at 3:30 PM at his home in Tahoe City, California. Board members present were John Taylor, Dave Williams, Doug Williams, and Bob Thomas. A quorum was established. Susan Gray arrived at 3:37 PM

Others present were Association Manager Ben Leech, CPA Barbara Malm, and Recording Secretary Judy Friedman.

Leech reported that during the walk-around, the following projects were identified:

- Widening the path by trimming the bushes near tables 1, 2, and 3
- Consider installing a bulkhead in front of 1, 2, and 3
- Removing the manzanita and putting in grass near 1, 2, and 3
- Consider planting lawn and installing picnic tables in the area between the volleyball and bocce ball courts (Leech was directed to get quotes for that project for Board review so the work can be done in September)
- Addressing lights in the park

b. Revisions/Additions to the Agenda

Thomas asked to add a discussion about the methodology for elections under New Business. The agenda was approved by affirmation.

c. Approval of last meeting minutes

The last meeting minutes were approved via email.

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

Taylor reported attorney Jim Porter said the beach is a public organization because of the open door policy allowing renters and guests. Because of that, the courts would rule this facility needs to be ADA compliant. Discussion followed regarding options to address specific components, including strategies for handicapped parking spaces. It was noted that improvements are made as possible, but some are not possible because of County and TRPA regulations regarding coverage.

Leech reported a major project to replace the front gate will be addressed as soon as permitting has been completed. ADA compliant picnic tables have been installed, but Leech suggests waiting to see how they weather before buying more.

4. LTPA Budget – Review of management summary and reserve status – Barb

Malm presented the financial reports. 2018 revenues exceeded the budget by almost \$100,000 because of delinquencies collected during escrows and from home sales. The difference will be allocated to the Board Designated Fund and the Board can vote to use those monies for additional capital projects. The Budget to Actual report was distributed and Malm clarified specific line items and variances. Expenses are in line with the budget, except higher for maintenance following the heavy winter.

There was consensus that the current dues structure is consistent with upcoming projects and there will be no dues increase this year.

5. Web Site Project Progress – Presentation of the web reconstruction – Dave

Dave Williams reported on upgrades to the website, saying the contractor is doing what they said they would do, but it is taking more of his time and the project is taking longer than originally thought. That said, the front end and design elements look good and functionality is still being completed. Members will be able to update their information and request kayak spaces and picnic tables. Williams showed the Board the site and described the many interactive features. Williams was thanked for all the work he is doing to improve the website. It looks great, is much easier to navigate, and offers many more services for members.

6. Park & Operations report - recent park operations and any new events – Ben

Leech reported the swim platform was removed by High Sierra Marine to repair a hole in it, but brought a “loaner” for the meantime. The red wagon was stolen last year. A new one was purchased for \$801. Leech is going to review the dog policy at tomorrow’s Annual meeting to remind members of the rule that the earlier beach opening is merely for ingress and egress to the water. He will also send an eblast reiterating the policy.

Thomas asked that boaters be reminded of the no wake zone within 200’ of the mooring area and the 10 minute rule for leaving a boat on the pier.

Leech was approached about boats being parked close to shore. Because they are not in a designated swimming area, not much can be done.

7. Legal status of Park regarding ADA and Bylaws – John

Taylor spoke with Jim Porter about getting the number required for a quorum voting on Bylaw changes being reduced to 40%. Porter was ready to petition Placer County to get it done, but was stopped because other issues took precedent at the time. Although the paperwork is done, it could be a 2-year process to get a hearing. Taylor suggested Porter be directed to move forward. Discussion followed regarding recommended changes to the Bylaws, including the ability to have electronic votes.

It was moved by Thomas and seconded by Doug Williams to direct attorney Jim Porter to move forward with petitioning Placer County to reduce the number required for a quorum to 40%. Motion carried unanimously.

8. Progress on Crosswalk at 89 and Fir – Bob

Thomas got nowhere with requests to Caltrans to install a crosswalk at Fir and Highway 89, reduce the speed in the area to 25 mph, and changing Sequoia to one-way in front of the park, all initiatives to improve traffic flows and safety. He is now petitioning the local politicians, including Supervisor Cindy Gustafson and Senator Brian Dahle.

9. Preparation for Members Meeting – review agenda and any hot topics - John et. al.

There was a discussion about the flow of tomorrow’s meeting and presentations. Malm said 245 ballots have been received to date. She reviewed the tallying process. A Special Board meeting will follow to elect Board officers.

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

Thomas has been approached about the voting process and delaying the vote until candidates present themselves at the Annual meeting. A brief discussion followed. It was noted that the current procedure has resulted in almost double the amount of people voting. There was consensus not to alter the way the election is conducted.

Adjourn

There being no further business to come before the Board, the meeting adjourned at 5:20 PM. The next meeting will be in October. The exact date will be determined via Doodle polling.

Respectfully submitted,
Judy Friedman
Recording Secretary

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