

**LAKE TAHOE PARK ASSOCIATION**  
**Annual Meeting**  
**Minutes**  
**July 6, 2019**

**I. Call to order – John Taylor**

President John Taylor called the meeting to order at 11:00 AM at the LTPA beach in Tahoe City, California. Board members present were John Taylor, Dave Williams, Doug Williams, Susan Gray, and Bob Thomas. A quorum was established.

Others present were General Manager Ben Leech, CPA Barbara Malm, and Recording Secretary Judy Friedman. In addition, 95 members signed in.

**Opening remarks and Introductions of Board members and Staff**

Taylor welcomed everyone to today's meeting. He noted the volunteerism of the Board members and asked past Board members in the audience to stand and be recognized. Taylor acknowledged Leigh Ann Cullen, past Board President who has moved from the area.

Thomas noted the passing of Greg Gilbert, long-time Board member and Treasurer.

Taylor introduced CPA Barbara Malm, thanking her for managing the Association finances so well. He also introduced Association Manager Ben Leech, who introduced this year's beach staff.

**II. Presentation by North Tahoe Fire Prevention District (NTFPD)**

NTFPD Chief Mike Schwartz discussed measures taken by NTFPD and surrounding communities to protect the Basin and prepare for catastrophic events. He referred to a recent article in which Kings Beach was compared to Paradise, California, but the reality is Tahoe is much more prepared to handle major events thanks to preventative measures such as extensive forest treatments, based on lessons learned with the Angora fire in South Lake Tahoe.

Schwartz explained the differences between tree top fires and those caused by ember ignition zones, which were more of an issue during the Camp Fire. The public can sign up for PlacerAlert, Nixle, and download the Calfire app to get real-time emergency notifications and information. Be alert during fire watch periods and Red Flag Warning days as that is when major fires occur. Have a plan to get out of the area and a go-bag packed in case you have to leave.

Schwartz discouraged people from using personal recreational vessels as an evacuation plan. If there is a major event, the area will be very smoky and Red Flag Days generally are quite windy.

Public Information Officer Erin Holland reiterated the need to sign up for notifications and to have a plan to get you and your family out of your home and the area safely. Work with your neighbors and community to make sure everyone is cared for. Both Holland and Schwartz emphasized situational awareness.

Liberty Utilities can "de-energize" power lines during Red Flag events. Register with them to get notifications. Power can be off for 2 or 3 days. Schwartz described some strategies being considered to address insurance issues.

Schwartz and Holland answered questions regarding tree removal and defensible space on vacant lots.

**III. Key Projects over Past Year**

**a. Resolution of Cease and Desist Order with TRPA**

**John Taylor**

Taylor described the order issued in 2017 because not all park improvements had been properly permitted. Over the past two years, the issues have been addressed and an agreement reached with TRPA. LTPA had to purchase an additional 500 square feet of coverage for about \$5,000, which reconciled the situation. The order has been lifted.

**b. Continuing work toward ADA compliance**

**Ben Leech**

Taylor reported work continues to make the park as compliant as possible. Leech described projects done including upgrades to the restrooms, water fountain, and the addition of three ADA compliant picnic tables. The front gate will be replaced to provide wheelchair access.

**c. Remodel of the Website**

**Dave Williams**

Williams said that as the Board considered strategies to better communicate with the membership, updates to the website were approved. There will be a member-specific portal and ultimately members will be able to reserve kayak space, buoys, and picnic tables and be notified of events. Notifications will be sent out when the new site is live.

**d. Completion of Pier Improvements**

**Ben Leech**

Leech noted that the TREX deck boards had to be replaced. Although the material was under warranty, the Association had to pay for labor, so a decision was made to levy a Special Assessment to replace the piers and walkways on both decks. The work is done.

Leech reiterated the trial policy allowing dogs access to the beach on the north side before 10:00 AM. Dogs must be leashed and are only allow to get to and from the beach, not run around the park.

**IV. Open issues**

**a. Handling of High Volume at Park**

**John Taylor**

Taylor acknowledged the park can get crowded, particularly over the 4<sup>th</sup> of July holiday. With the high water levels, there is less beach. Some owners are renting to many people, which compounds the situation. Rather than take extreme measures, the Board is trying to find other ways to create space, such as installing more grass and picnic tables. Those measures will only address the situation so much.

**b. Buoy expansion**

**Ben Leech**

Leech said more people than ever applied for seasonal buoys and 16 people did not get any buoy time. In 2020, LTPA can apply for 20% more buoys, or 10 additional. That said, investigation has to be done to see if additional buoys can be installed since the area beyond the current buoy field is almost 100' deep. The maximum allotted will be applied for, but not necessarily installed.

**c. Crosswalk at SR89 and Fir**

**Bob Thomas**

Thomas reminded boat and jet ski operators to abide by basic safety rules. There is a no wake zone within the buoy field. Report people acting irresponsibly.

For years, there have been challenges with pedestrians trying to cross Highway 89. Thomas tried to get Caltrans to install a cross walk, but that hasn't happened so now he is reaching out to political officials, including Placer County Supervisor Gustafson. Thomas is asking for three things: 1) a crosswalk at Fir and Highway 89; 2) reducing the speed limit to 25 mph; and 3) making Sequoia one-way from Fir heading south. If anyone has additional ideas to slow traffic and increase safety, let Thomas know.

**d. Amendment of Bylaws**

**John Taylor**

Taylor said the Association is governed by Bylaws and Articles of Incorporation. Changing the Bylaws requires a two-thirds quorum of the membership voting, which has never been reached. Options are being considered to

change that requirement so the Bylaws can be updated and include items such as Term Limits and acknowledgment of the Rules & Regulations so they can be enforced.

#### **V. Financial Report**

On behalf of Treasurer Jim Cavalieri, Dave Williams presented the financial reports. There is a substantial surplus this year because delinquent assessments were paid as properties changed hands and new fees from sales. Expenses are in check because of good park management. Given the current financial position, the Board decided to leave dues at \$335, which still allows capital projects on the horizon to be addressed.

#### **VI. Member Discussion**

#### **Open Forum**

An owner asked if the park owns a golf cart. He suggested an overflow parking area be identified and people could be shuttled to the park.

A question was about instituting a valet service at the pier. Thomas said that was considered at one time, but the Coast Guard requires a captain's license to move people back and forth.

Leech answered a question about a boat anchored south of the swim area. He said that is not a swim area and anyone can moor in the lake for 72 hours, as long as it is not in a designated swim area.

The parking areas on the street are owned by Placer County. The County recognizes traffic flow and parking issues, but have asked for suggestions from the Association to address them.

An owner said he loves the park and everyone is doing a great job. Updating the Bylaws is critical and the communication improvements are great. He asked about re-issuing the key cards every 10 years. They were last issued in 2008.

#### **VII. Election Results**

#### **John Taylor**

Taylor reported Jim Cavalieri, Dave Williams, and Scott Zumwalt were elected to the Board today.

#### **VIII. Adjournment**

There being no further business to come before the Association, the meeting adjourned at 12:35 PM.

Respectfully submitted,

Judy Friedman

Recording Secretary

THE PAPER TRAIL SECRETARIAL AND BUSINESS SOLUTIONS