

September 24, 2016

Marla Bay Protective Association Board Meeting Minutes

653 Marla Lane, Marla Bay, Nevada

1. Meeting convened at 9:04am; Roll call of Board members and introduction of guests conducted by Brendan Riley, President

MBPA Board Members in Attendance: Brendan Riley, Marijeanne Rende, Dick Barnard, Ed Wheelbarger, Piper Smith, Ryan Davis, Steve Edmundson, Cathy Westerbeck, Ron Borsos (all board members present)

Guests: Ann Barnard, Diane Wheelbarger, Carol Borsos, Carol McQuirk, Jack McQuirk

2. Secretary's report - Marijeanne Rende

- Previous minutes from 7/3/2016 Board meeting were reviewed by board members prior to this meeting.
- Marijeanne asked Board members if any corrections were required on the 7/3/2016 minutes; none requested
- Ron Borsos motion to approve Board meeting minutes of 7/3/2016, second Ed Wheelbarger, All approved

3. Buoy Field Committee Update – Ryan Davis, Piper Smith

- Cathy Westerbeck discussed her concern over guest use of guest buoys; she inquired about who is using them and whether the Buoy fund should be able to recover maintenance and other expenses associated with those buoys currently being paid for by all buoy field users (guests don't currently contribute anything to use guest buoys or cover any damage expenses incurred in the field by guest use)

Piper indicated that the use of guest buoys in 2016 was primarily from vacation renters—not homeowners; she also commented that State Lands and other permit have language that prohibits subletting of buoys once paid for by MBPA

- Ed Wheelbarger asked if Buoy committee takes a deposit on use of the guest buoy? Answer, no
- Jack McQuirk suggested eliminating guest buoy use altogether due to required significant administrative and follow-up responsibilities
- Piper suggested formation of a subcommittee to study overall vacation rental policies, which include use of guest buoys; focus should be on what our MBPA rights/rules are when problems arise with vacation rentals and include if possible how MBPA could engage County code enforcement assistance if necessary

- Cathy Westerbeck volunteered to be chair of the subcommittee; Board agreed that committee will be named the "Rules, Guidelines, and Ordinances committee"; committee will come back to Board with recommendations to the County
- Board advised that all recommendations to County (if offered by MBPA) need to be reviewed and approved prior to any meeting with County officials
- Subcommittee members will include Cathy Westerbeck, Scott Smith, and Roy Pike
- Jack McQuirk suggested including "noise control" enforcement options during subcommittee investigation
- Brendan presented a letter to Board members received from the Department of Wildlife; it was a letter indicating our field was 'out of compliance'; after reviewing permit requirements, we don't believe the MBPA field is out of compliance and that this was probably just a general letter; Tahoe Lakefront Homeowners group (led by Jan Briscoe) already responded to the Department of Wildlife about the communication on behalf of all members [includes MBPA]
- Ryan informed the board that the TRPA shoreline process is currently in progress; policy probably available in 2 years; Roy Pike is our representative to keep in touch with the Shoreline Policy issues

4. Discussion and vote on new Board Assignments – Brendan Riley

- Brendan advised the Board that he needs to step down from position of MBPA President due to personal commitments
- Ryan advised that the CC&Rs/Bylaws indicate selection of officer position appointments "after" the General meeting
- There is flexibility in bylaws to address needs like this in changing officers after the General meeting
- Brendan surveyed all Board members regarding interest in President's position; no one interested; Board decided that Ryan will assume administrative duties; Cathy Westerbeck will remain chair of subcommittee (that is the bulk of the work during the winter), Marijeanne Rende will put together and publish meeting agendas prior to next board meeting.
- Piper Smith motion to accept resignation of President's position by Brendan Riley at adjournment of this board meeting; second Ron Borsos, All approved
- Board agreed that upcoming Board meetings will focus on:
 - Development of agendas
 - Overseeing the report and recommendation from the "Ordinances" subcommittee
 - Deciding how to fill the vacancy of the President's position

5. Treasurer's report – Piper Smith.

- Piper presented and Board members reviewed all financial reports
- Piper reported that she modified the MBPA Buoy budget (reallocated *TRPA Fee Reserve*) on her understanding that TRPA will not be collecting “back fees” for buoy field; Board members discussed that [no back-fee collection] decision has not been verified

Action Item: Piper will confirm with Roy Pike prior to reversing the modification on the financial records

- Ryan indicated that payment of TRPA fees imminent and that continuing to hold the Buoy fee reserve was advisable
- Piper reported that 15 homeowners haven't paid 2016 MBPA dues

Action Item: Brendan will send reminders to those homeowners as final presidential duty

- Dick Barnard asked Piper about some deficits in the budget; Piper answered that those were primarily from the Fourth of July security expense and also the purchase of the “YOUR SPEED” signs this year—the increase in membership dues should cover the deficit going forward
- Piper asked Jack McQuirk about budgeting MBPA cleanup expenses for next year; she asked why the (MBPA share of the) annual Marla Bay cleanup cost was lower than originally projected; Jack explained that the cost includes time, materials, and the number of workers and because of homeowners diligence in bagging debris, fewer workers are required, and cleanup is done in less time; Jack added that future years' expense should likely follow the 2016 actual expense level if homeowners continue to bag debris
- Cathy Westerbeck indicated she wishes to purchase “cloud” storage for archival of MBPA documentation; she is investigating DROPBOX, BOX; will also investigate IRON MOUNTAIN at Jack McQuirk's suggestion; Board agreed to budget \$120 year for document storage
- Dick Barnard motion to approve Treasurer's report with correction to restore Buoy Field Fee reserve if needed after Piper verifies TRPA plan with Roy Pike, Ron Borsos second, All approved

6. General Improvement District - Jack McQuirk

- Jack reported that the GID is currently soliciting Marla Bay snow removal bids
- Street repair at Tallac/Job will be done shortly, though no exact date has been set—that area will be closed for a few days while work is completed
- The rocks in the drain at the south end of the community were cleaned out

Commented [MR1]: oval

- Will have contractor blow /clean off Lakeshore soon to avoid filling the ditch with debris during next storm; rest of community streets will be blown/cleaned after construction ceases for the winter.
- GID election of new officers is upcoming

7. New Business

- Cathy Westerbeck reported that a homeowner is concerned with number of beach umbrellas and chairs on the community beach; will investigate creation and placement of a stand to store/collect unused items during the summer months
- Piper Smith was asked to include information on ramps available for boat retrieval in her upcoming email to boaters about the deadline for having their boats out of the water ahead of the MBPA buoy field drop
- Ed Wheelbarger inquired about responsibility for replacing lights on the beach access stairs; Jack reported that GID is responsible
- Jack McQuirk elaborated that GID responsibility for beach access extends as far as cement landing at the bottom

8. Adjournment

- Per earlier discussion, Brendan Riley resigns as president at adjournment of this meeting
- Ron Borsos motion to adjourn meeting, second Piper Smith, All approved

Meeting adjourned at 11:10 am

Meeting minutes respectfully submitted by

Marijeanne Rende

MBPA Secretary