

MBPA Board of Directors Meeting Minutes  
SATURDAY February 3, 2018  
188 Tallac / Wheelbarger Residence

1. Scott Smith, MBPA President, called the meeting to order at 9:02 am
  - a. Board Members Present: Scott Smith, Piper Smith, Marijeanne Rende, Brendan Riley, Ryan Davis, Ed Wheelbarger, Ron Borsos
  - b. Board Members Absent: Steve Edmondson, Dick Barnard
  - c. Guest in attendance: Carol Borsos, Diane Wheelbarger, Roy Pike, Lori Wheelbarger
  
2. Secretary's report – Marijeanne Rende
  - a. Board members reviewed September 2017 Board Meeting minutes prior to this meeting
  - b. No changes or corrections were identified or requested on September meeting minutes
  - c. Piper Smith made motion to approve September meeting minutes, Ron Borsos second, All approved
  
3. Treasurer's Report - Piper Smith
  - a. Piper reviewed the Finance statement with Board members
    - End of Year report includes \$258 prepaid membership dues, a buoy field reserve of \$1890 with no further repairs needed in the buoy field
    - There is a small Maintenance reserve remaining going into 2018
    - Piper reminded Board that the TRPA fee line item, previously considered a liability, has been earmarked for potential future expenses with the recent publication of new TRPA future fee policies
    - MBPA membership dues collection was very successful in 2017
  - b. Piper reviewed the End of Year 2017 budget/Actuals with Board members
    - Overall, 2017 expenses totaled out close to budgeted totals; a small amount was held over in the reserve fund
    - Excess buoy fees/fund was used to complete the north jet ski row
    - Question, Ed Wheelbarger: what is our liability coverage? Piper answered that it's \$1,000,000 on buoy field coverage (which includes beach, buoy field) and insurance that covers board members
    - Question, Ron Borsos: In regard to unpaid annual memberships in the actuals, does MBPA classify those as write-off? Piper explained that MBPA membership is voluntary, so we don't hold over unpaid memberships as receivables for the following year(s)
    - Piper asked if there were any corrections or further questions; Board members indicated there weren't any
    - Ron Borsos made motion to accept treasurers report, second Brendan Riley, All approved
  - c. Piper reviewed the projected MBPA Budget for 2018 with Board members
    - reviewed potential budget items for 2018
    - discussed TLOA annual membership
    - insurance the same for 2018
    - Security for fourth of July 2018: budget for two days, \$1000
    - buoy fees this year, expected 10400, due to vacated buoys this year
    - Ron Borsos motion to accept as presented, Ed second, All approved

## Old business:

### 4. Buoys, Buoy Committee Update - Piper Smith

- a. Piper reviewed Buoy application form changes with Board members for their approval
  - She reported that the Buoy committee didn't need to make many changes on forms other than updating dates and deadlines
  - Buoy fees will stay the same this year however Nevada State Lands is raising fees next year
  - Buoy committee asked for approval of the new 2018 Buoy forms – Brendan Riley made motion to approve them, second Ron Borsos, All approved
- b. Piper reviewed the 2018 Buoy field maintenance contract with Lake Tahoe Underwater Marine with Board members
  - Last year there were coordination and other problems using High Sierra Marine for raising field so Committee hired Tahoe Underwater Services of Zephyr Cove – cheaper;
  - Piper asked for Board approval to switch vendors for a year to see if maintenance was easier and more convenient for MBPA, also cheaper than High Sierra Marine; she was assured that things like buoy inspection reports will be done promptly
  - Brendan Riley made motion to approve new vendor, second Ed Wheelbarger, All approved
- c. Piper reviewed the 2018 Buoy field and application status with Board members
  - a. March 31 is the deadline to get applications in
    - There are no unpaid buoy repairs this year
    - Email to all residents in regard to 2018 buoy application will go out in February

### 5. Review of Vogel Attorney Letter - Scott Smith

- Scott discussed exchange of letters with Vogel attorney, McCann with Board members
- No response from attorney to latest MBPA reply

### 6. Review of Beach Cleanup Contract - Piper Smith

- Board approved \$1600 budget for beach cleanup in 2018
- Piper Smith made motion to approve beach cleanup contract for Francisco, Brendan Riley second, All approved

**Action Item:** Brendan Riley will follow-up for contract signature

### 7. Speed Signs Maintenance - Brendan Riley

- Brendan reported that he changed sandbags on sign as requested
- Board members made decision to move sign on Pharris down to Lakeshore, about midway for this season

### 8. Installation of “Icy” Sign - Ron Borsos

- At last meeting, Board approved suggestion of adding an “Icy” sign on Tallac and Lake Shore
- Ron reported that Ed Wheelbarger installed the sign

### 9. Scheduling for 2018 Marla Bay Day and Community Party – Scott Smith

- Board discussed scheduling options and selected August 4<sup>th</sup>.
- Marijeanne reported concern of some community members that the band is really loud when members are trying to socialize with neighbors during the primary mealtime period; could we please ask the band to lower the sound level of the music while folks are eating; Scott will follow-up with band

10. Review of Road Diet Status – Ryan Davis

- Ryan reported that he hasn't heard much from NDOT regarding Road Diet status
- Steve Edmondson was leading the Marla Bay effort with NDOT with Greg and Mandy also following progress

**Action Item:** Issue discussion tabled for next meeting and possible update from Steve Edmondson

11. Review of Roster Updates – Marijeanne Rende

- Marijeanne reported making updates is a continuing effort as people's email, in particular, changes
- She recently published a mid-winter update which Steve posted on the MBPA website

12. Zephyr Water Utility District (ZWUD) water update – Dick Barnard

- In Dick Barnard's absence, Roy Pike, who has also been monitoring ZWUD issues was able to answer board question that the recent rate increase was intended to pay down ZWUD debt which it is doing and substantially reduced; in fact, current rates are building reserve for future work
- Roy Pike explained that the next issue is to decide how to handle/fund the next future phase of capital improvements e.g. new water tank, fire protection
- Due to Dick's absence, this issue has been tabled for discussion at next meeting

**Action Item:** Issue discussion tabled for next meeting and possible update from Dick Barnard

**Further old business:**

13. General Improvement District (GID) Update -- Ron Borsos

- a. Ron reported that, to date, there hasn't been a lot of snow plowing this year – contracted vendor is still working using the minimum, guaranteed payment fee for this winter
- b. There is currently a problem at the Emergency exit gate to the Presbyterian Conference grounds; a car is parked and blocking the gate on the Presbyterian grounds' side; GID will work with Presbyterian Conference grounds to install signs so that cars aren't parked there
- c. Ron reminded Board that there are at least three GID positions (possibly four) open next year; need candidates to file by mid-March
  - Scott sent out email; potential candidates include Ed Wheelbarger; Drummond;
  - The time commitment, 1-2 hour meetings monthly, open meetings
  - Roy Pike mentioned that that GID must have minimum of three trustees (have always had 5 but 3 okay)
  - Roy Pike mentioned that Jack has been doing finance for GID – all other GIDs have hired accountants but Jack is interested in doing this in the future; he also currently functions as a property manager as well
  - GID may need to consider hiring accountant in future but that is GID decision
  - Brendan inquired as to whether anyone has reminded the snowplow driver NOT to block driveways in with snow piles when coming through the Bay

**Action item:** Ron Borsos to remind snowplow driver not to plow in/block driveways

**New Business:**

14. Potential New Board and GID members – Scott Smith

- Steve Edmondson notified Scott that he will be resigning as a board member due to work and other obligations; Steve will continue to maintain the MBPA website however
- Scott asked Steve to remain on Board until replacement can transition in; Scott Smith thinks Scott Hilkene would be good candidate and has talked with him;
- Ed Wheelbarger (considering running for GID) will remain on MBPA Board of Directors

15. Personal property left on MBPA Common Property - Ed Wheelbarger
- Ed sent drawing of prototype umbrella rack; 20 feet long
  - Where? How to enforce? – Roy – no answer
  - Ron motion to allow \$350 to purchase materials for prototype umbrella/chair rack, piper second, All approved
16. Nevada Department of State Lands(NDSL) Proposed Fee increase - Scott Smith
- Scott recently discussed NDSL proposal with Jan Briscoe; NDSL wants to raise individual buoy fee to \$300;
  - Tahoe Lakefront Owners Association (TLOA), the organization that Jan leads, is fighting the increase; Jan is anticipating \$60 fee increase in the end
17. Pier and Gates Discussion of Community Feedback – All members
- Scott reviewed the proposed new TRPA Shore-zone plan; that plan accommodates approval of 123 new piers
    - Scott thinks now is a good time, if MBPA wants to request pier approval, to submit application; application permit cost is \$100,000; his estimates to build a pier are about \$750,000
    - Scott thinks that with a pier, MBPA could implement the use of a selected few “common” dinghies to get to/from buoys and eliminate excessive dinghies from the beach
    - Board members discussed various feedback from residents they had talked with over the Fall; feedback was extremely mixed; big concern about cost
    - Brendan suggested sending out survey to membership requesting feedback results to be reported out to membership at next general meeting

**Action Item:** Scott will draft for review a survey, distribute it for comment to Board members, and subsequently send out letter/survey to membership for feedback.
  - Board also discussed plan to install and implement a Beach umbrella/chair stand on the community beach this summer season due to past season community complaints
    - Ed is building the prototype
    - Scott proposed that beach users store their umbrellas/chairs on stand when leaving the beach in the evening
    - Any items left standing on the beach at night (or early next morning) would be removed and either put in stand or taken to shed
    - Roy Pike asked who was going to enforce use of the umbrella/chair stand; Scott and Piper indicated they could do it
    - Scott Smith made motion to institute the stand/policy this summer as a trial, Brendan Riley second; 6 votes aye, 1 vote abstain, motion passed
18. Discussion of possible MBPA 2018 Dues increase – Scott Smith
- Scott asked Board members if they thought a MBPA dues increase might be warranted this year considering potential future MBPA projects
  - Board members discussed reaction in regard to fees at last general meeting
  - Piper indicated that current expenses can be accommodated with existing membership fee structure
  - Board decided increase in membership fees not necessary this year
19. Noise aware – Scott Smith
- Scott was contacted by Drew Jacoy – Noise Aware coalition
  - Ron Borsos mentioned it might be useful to understand that groups’ guidance in regard to vacation rentals

20. General Membership 2018 Meeting Plans – Scott Smith

- Scott proposed inviting Jan Briscoe, TLOA, to be the guest speaker and provide an update on that group's activities
  - Board members agreed that the annual membership meeting is to be held on July 1 – Sunday
- Action Item:** Scott will reach out to Daley's to confirm use of the sport court

**Further New Business:**

21. Sewer District Update - Scott Smith reported that he recently talked with Janet Murphy – Douglas County commissioner candidate; she will not be stepping down from Sewer District position if elected County commissioner

22. Next Board Meeting – Scott Smith and Board members

- April 7<sup>th</sup> tentative date - 9 am, location - Wheelbarger's home
- Board members noted date on their calendars

23. Piper Smith made motion to adjourn, Ed Wheelbarger, second, All approved,

Meeting adjourned at 11:24 am

Meeting Minutes respectfully submitted by  
Marijeanne Rende, MBPA Secretary