

MBPA General Membership Meeting Minutes  
Sunday July 1, 2018 at 9:00am  
Daley Residence, Marla Bay, Nevada

1. Call to order- Scott Smith, President MBPA
  - a. Meeting called to order at 9:09 am
  - b. Introduction of Board Members and guests; Jan Briscoe, TLOA, guest speaker:
  - c. General Membership in attendance introduced themselves and where they lived
2. Secretary's report – Marijeanne Rende, Secretary, MBPA
  - a. Marijeanne Rende reviewed the minutes of the 2017 General meeting and asked if anyone had questions or changes; no comments or changes requested
  - b. Jeff Mains motion to approve 2017 minutes, Patty White Second, All approved
3. Treasurer's report- Piper Smith, Treasurer, MBPA
  - a. Piper review the highlights of the Financials reports for the general membership in attendance but also mentioned that the full report was available if anyone wished to review it in its entirety; Financial reports are not posted on the website, see Piper for a copy
  - b. \$20300 in buoy reserve fund last July – but completed north jetski row which created expense ; expect \$10600 in buoy fees this year
  - c. Profit/Loss: MBPA is financially on track, collected \$10,735 in membership fees for this year; expecting about \$3000 to come in after general meeting; donations are also coming in
  - d. Phyllis Pike Motion to approve Financials, Steve Zola second, All Approved
4. Guest Speaker: Jan Brisco, Tahoe Lakefront Owners Association (TLOA) provided an update on TRPA/NDOW activities
  - a. Jan Brisco was introduced by Scott Smith; Jan Brisco briefly summarized her experience and the objective of her organization for the general membership; TLOA focus – protect private property rights of Tahoe owners and protect Lake Tahoe; encourage good planning and regulation
  - b. Jan gave highlights of the TRPA's upcoming Shoreline plan in regard to how she expects exiting buoys will be handled in regard to previously issued permits that are in good standing and validly issued
  - c. Jan also addressed an outstanding question of what the TRPA does with the fees they are paid: Answer: Existing money/fund is used for implementation, monitoring for invasive species, and enforcement
  - d. TLOA continues to insist and work with TRPA to ensure that any fee monies are spent for their intended purpose; Jan said there is currently about a \$750,000 in balance of account to enforce and manage buoy system
  - e. Jan addressed how the Shoreline plan will address expansion of existing buoy fields (such as ours) in the first round review of the new program
  - f. Shoreline plan allows for buoy fields to install an extra row of tackle blocks, lakeward, for low lake adaptation (years in which the low lake level makes a front row dangerous or of little use)
  - g. Shoreline plan addresses specifically how many total buoys may be in a geographic area of a buoy field- it will be based on space limitations and number of units in a community; this will indicate how many new additional buoys would ever be permitted based upon how many currently exist in the field
  - h. Jan recommended that the MBPA study and identify the long-term plan for expansion of our buoy field now, working within the known Shoreline guidelines; should determine where might be in future years

- i. Applications for new buoys will be accepted under Shoreline plan; TRPA however using a go-slow approach when requesting additional buoys; Shoreline plan details still not yet finalized but Jan believes (in regard to buoy field expansion) will be giving priority to underserved associations (associations with less than 50% of buoys based on number of households) first; she believes if you have more than 50%, new applications for expansion will not be allowed in phase 1 once the Shoreline plan goes into effect
- j. In regard to buoy fees, Jan believes the annual TRPA fee will be less than \$100/year per buoy; money will fund aquatic invasive species control, testing new technologies, robust enforcement;
- k. The Shoreline plan specifically addresses enforcement of moorings; all boats must be on legal moorings and no more than 72 hours on anchor
- l. Jeff Mains asked what TLOA knows or is doing in regard to current high lake level? Answer: federal water master is keeping lake as high as possible, lake will drop 1 foot by end of month, by Fall it will drop further probably; high lake level does hurt lake clarity; there is nothing anyone can do with to persuade federal water master to lower lake level; Jan explained that the new Truckee River Basin plan (where Tahoe is at the top end) is actually a better plan going forward because it will allow the lake to stay at a more static level—no dramatic variations in lake level from year to year
- m. Roy Pike commented that he recently attended the TRPA workshop and wanted to know about “scenic enhancement” in regard to the Shoreline plan? Answer: Kayak racks will need a (no-cost) permit, probably be an easy online permit process
- n. In regard to the Shoreline plan and new pier applications, Jan reported that the TLOA was able to get the \$100,000 permit fee eliminated; Shoreline plan will be allowing 12 new pier allocations a year including multiple use piers; there is an annual allocation of 10 public piers a year as well
- o. State of Nevada buoy fees will be determined Jan believes based on an appraisal base, and probably be anywhere from \$30-300/year; exact fee schedule TBD right now
- p. Jan discussed that of all Tahoe invasive species, crowdads are #1 invasive species; there is a pilot program in Emerald Bay to try and create unsuitable environment for invasive species, further study underway
- q. Jan suggested that the MBPA might want to investigate participating in a pilot program underway putting further [anti-clam] mats down in Marla Bay
- r. Roy Pike mentioned that there is an upcoming TLOA HOA workshop; MBPA might want to send representatives; will talk more about TRPA plans; it will be held at South Lake Tahoe Community College, 9-11 am on July 20

### **Old business:**

5. Piper Smith provided an Update on the Buoy field and Buoy Committee activities
  - a. Piper reported that the field is now completely full, all buoys are spoken for this year; currently maxed out at permitted 49 buoy floats this year
  - b. She has received \$600 so far in guest buoy fees to offset costs and she reminded the general membership that the buoy field doesn't make money; an excess goes to a reserve held to address unexpected/emergency costs and activities
  - c. Piper reported that the MBPA changed buoy field vendors this year; hired Tahoe Underwater Services of Zephyr Cove (instead of High Sierra Marine) to manage buoy field because they were competitive in price, easy to work with, located right here and readily available when needed
  - d. Piper mentioned that Tahoe Underwater Services also provides additional services which our boating community might find of interest e.g. boat hull cleaning
  - e. Ryan Davis also mentioned that the dynamic process we've used in past, raising and lowering buoys to keep us at 49 floats for the summer depending upon demand will not be acceptable to TRPA once Shoreline ordinance takes effect (they are using geolocation tags on buoys each year)

- f. Jeff Mains asked how big/far could our field be expanded? Answer: State Law mandates a 50' separation in moorings, but for safety MBPA uses a 100' separation; if we went with State standard, could double field however Buoy Committee will need to go back and see how the geographic constraints would determine how many additional buoys we could be permitted
6. Beach discussion – General Membership
    - a. Scott Smith reported on the winter damage and natural sand movement around old sewer laterals and Sea Walls; he reviewed what some owners are doing to repair the damage and that beachfront owners should contact the Tahoe Sewer District if further sewer lines are exposed this summer; Sewer District is very responsive and will address removal of exposed/old sewer lines
    - b. Scott also discussed the need this summer, due to high water and limited beach space, to keep all chairs, umbrellas, dinghies and all other water toys off the beach overnight; beach should be reserved for people; anything left there will likely be washed away in the afternoon in the waves
    - c. Ed Wheelbarger provided an update on the MBPA prototype Umbrella and Chair Rack; had it available on display for general membership; there is no room on beach right now to place it
    - d. Brendan Riley gave update on kayak rack readiness; the lake is too high right now to put kayak in place; Brendan hopes to have it in place by the end of July after the Lake as dropped maybe a foot and there is room to pass in front of it.
    - e. Brendan Riley gave update on the 2018 Summer Beach Cleanup Contract; Jose and Francisco Lopez have been contracted for the summer; cleanup will include weekly ramp and stairs cleaning
  7. Marla Bay Day Update – Scott Smith
    - a. Party will be held on August 4, Smiths driveway and street on Freel
    - b. Band has already been booked and will be serving tri-tips and chicken
    - c. Scott will be sending an email out indicating what each street's residence are to bring
  8. Roster updates- Marijeanne Rende
    - a. Marijeanne reported that maintenance of the roster is an ongoing effort;
    - b. She asked that everyone in attendance review their information and make sure it is current
    - c. Multiple telephone numbers and email addresses are encouraged

**Further old business:**

9. General Improvement District (GID) Update- Jack McQuirk
  - a. Jack introduced current GID board members and mentioned that there will be two new board members starting in January – Dustin Drummond and Ed Wheelbarger
  - b. Main project of the GID this year was to maintain/update the drainage flow at the northeast corner of the development, at Job and Tallac to control runoff from the highway
  - c. The Nevada Department of Transportation installed/updated the crosswalk on the highway with flashing lights, activated by a pushbutton – however still continue to use extreme caution if crossing there
  - d. Jack mentioned also that the second emergency exit, the gate at the end of Lakeshore with the Presbyterian Conference Grounds is now unlocked and unblocked; emphasized that in an emergency, the best solution is to go down to the Lake as it will unrealistic for everyone to be able to drive out of our shared entrance with PineWild Condominiums
  - e. The annual pine needle Spring cleanup recently was completed; there were 7 dump truck loads of debris, \$8000-10000 cost
  - f. Jack reminded everyone that there is absolutely NO ONSTREET PARKING due to county ordinance and safety; cars found parked in street can be cited by either the Fire Department or Sheriff

- g. Membership was reminded that SPEED is still an issue in the Bay; please be cognizant of your neighbors; it isn't all contractors speeding
- h. Jack indicated that there were no further big GID projects this year beyond cleanup of sediment traps
- i. The upper gate at the top corner of the development into the Presbyterian conference grounds will be fixed (it was destroyed by a bear) for pedestrian access but remember the Presbyterian Conference grounds locks it when their children's camp is in session to prevent the children from getting out; Gate at the end of Lakeshore now allows pedestrian passage too
- j. Carol McQuirk mentioned that Jack will be termed out at the end of the year and thanked him for his hard work on the GID
- k. Jack mentioned that Douglas County is revising their Short-term Vacation Rental policy—changes are being worked on currently; we are trying to get the county to include restrictions on speed and parking in their permit process

## **New Business:**

### 10. 2018 Priorities Survey Results -Marijeanne Rende

- a. Marijeanne explained reviewed the survey process for the survey recently sent for feedback on 2018 priorities from residents and asked if there were any questions; it was sent out via email before the general meeting for review; there were no questions
- b. Scott Smith commented on changes in Bay over the upcoming years and explained that the reason for sending the survey was to start to have residents think about the future of the Bay
- c. Scott indicated that the Board will probably do more surveys in the future
- d. Scott also talked about reducing the signage in Marla Bay—in truth its more for visitors and those unfamiliar with our community

### 11. 4th of July Security Update – Brendan Riley

- a. Martin and Ross company will do security for us again on July 4<sup>th</sup> (only); we will once again use a placard and password approach for residents and their guests
- b. Guards will have roster to call if those entering can't produce placard or password
- c. Schedule is contracted currently to be 10am to 8 pm on July 4 – but hours can be extended if we see a lot of gate crashers close to the time of the fireworks

### 12. Volunteers for upcoming MBPA Board and GID vacancies – Scott Smith

- a. Scott explained that he, Piper Smith, and Steve Edmundson are stepping down from the Board; there is a need for additional/new folks in Bay to step up and volunteer; volunteers for positions on GID must be full-time residents; volunteers for MBPA Board do not have to be full-time residents
- b. Scott explained that the GID is very important in that they address our concerns with the County and State agencies; believes the County/State is trying to consolidate GID boards into county responsibility (thus getting their State funding); Jack is concerned doing so would reduce the attention and influence we have on projects that affect Marla Bay property owners
- c. Scott also discussed the MBPA Board; meets four times a year (in addition to the General Membership meeting); volunteers also needed on various committees
- d. Jane Becket asked Scott to clarify the requirement for GID membership; Answer – must be resident of Marla Bay and vote in Douglas County
- e. Those who indicated they would like to be volunteers for positions included Andrew Firestone, Jeff Mains, Chuck Bloch and Scott Hindes
- f. Jack McQuirk emphasized that volunteers for the GID need to attend an upcoming GID meeting to express interest; dates/meeting times are posted
  - g. Roy Pike commented that he was concerned that he has seen decay in involvement of residents in important MBPA and GID positions over the years

13. Uno Stolt asked about cleaning up the sandbag debris left on beach from winter storms; wondered if that was part of what the contract for beach cleanup will include; Answer, yes
14. Brendan Riley announced that there are extra sandbags available for residents who may still need them; contract Brendan or any other Board member
15. Mary Lynne Franzia asked about what folks should do if additional old sewer laterals become exposed on beach? She said another one surfaced recently; Answer: call Sewer district, Janet Murphy, who will take care of exposed laterals
16. Dustin Drummond, new resident, discussed his liability concern over the temporary play float located off community beach; Dustin would like to see it moved additionally from its current position
17. Donna Hawksford mentioned she had noticed repeated deposits of full dog mutt-mits left in the center of our streets; emphasized that dog owners should retrieve them and either take them home or deposit them in the Dog-poop cans near each beach entrance
18. Maggie Tracy asked that dog owners please make sure to tie-closed the mutt mits after use and please leash dogs
19. Phyllis Pike asked about if MBPA had control of float toys anchored within buoy field? Answer, yes
20. Phyllis Pike reminded the membership that we currently maintain a good neighbor relationship with the Pinewild condominiums; when talking about beach access, let's remember that we walk on their beach too

**Further New Business:**

21. Final Farewell from Scott and Piper Smith
  - a. Scott thanked the community/membership for their support during his time as President of the MBPA and indicated he thought Piper did a fantastic job during her time as treasurer and buoy mistress – all agreed
  - b. Scott emphasized the need for a community volunteer to step up to take on the Treasurer role and buoy master role; Piper will be available to assist during transition of duties
  - c. Scott also reminded everyone of the annual Fourth of July Marla Bay Parade, organized by the Stephens Family; starts at noon on Farris in front of the McQuirk residence
22. Jeff Mains made motion to adjourn, Second Piper Smith, All approved; Meeting adjourned at 10:55 am

Meeting Minutes Respectfully Submitted

Marijeanne Rende  
MBPA Secretary

