

Marla Bay Protective Association (MBPA)

Board Meeting Minutes

Friday, April 2, 2021

LOCATION: Zoom Teleconference

1. Meeting called to order by Ryan Davis, MBPA President, at 9:02 am; Marijeanne Rende, MBPA Secretary, conducted roll call of attendees
 - a. MBPA Board members Present: Ryan Davis, Shon Ledin, Liz Ledin, Marijeanne Rende, Ed Wheelbarger, Catie Handelin, Jeffie DiGrazia
 - b. MBPA Board members Absent: Katie Clark, Ron Borsos
 - c. Guests: Diane Wheelbarger

2. Marijeanne Rende conducted review/approval of the January 22, 2021, Board Meeting minutes
 - a. January 22 meeting minutes were distributed to Board members via email prior to the today's meeting for Board member review and comment
 - b. Marijeanne asked if anyone had any corrections or updates to the January meeting minutes?
Answer: No
 - c. Catie Handelin offered motion to approve January 22 Board minutes, Second Ed Wheelbarger, All approved
 - d. Marijeanne and Board discussed updating the Meetings/minutes page on the Marla Bay Website
ACTION ITEM: Marijeanne will cleanup and update the minutes and agendas on the Meetings/Agendas website page

3. Liz Ledin, MBPA Treasurer, reviewed current finances and the Treasurer's report with Board members
 - a. Full report is available but highlights were \$11,000 member dues received to date, paid the Tahoe Lakefront Owners Association (TLOA) membership dues, paid the Nevada Secretary of State fee, paid Tahoe Regional Protection Agency (TRPA) annual buoy use fee (\$6400), and the bill for the MBPA "swag" windshield stickers
 - b. Buoy Fees collected so far: \$20,150...31 buoys assigned so far but 16 more applications to be processed this weekend anticipating \$10,400 more; will include 3 guest buoys;
 - c. Shon Ledin, MBPA Vice-President, offered motion to approve Treasurer's report, Second Jeffie DiGrazia, All approved
ACTION ITEM: Shon Ledin, MBPA Vice-President, will distribute Treasurer's report to Board members via email

4. Shon Ledin, MBPA Vice-President and Buoy Committee Lead, reviewed 2021 Buoy field status with Board members
 - a. Overall, there are 3 new homeowners requesting buoys
 - b. Haven't yet been able to get specific date from CJ/diver but anticipate field will be raised before Memorial Day weekend

- c. Shon asked Ryan Davis for clarification of buoy field Row A anchorage status: Ryan said there are currently 8 blocks, but we are permitted for 10
- d. Shon will be securing TRPA tags to buoys soon
- e. Committee needs to purchase of buoy 5 new replacement buoy heads – they were already included in the 2021 budget; Former “Smith” block condition is questionable, needs replacement; will be used this year as guest buoy
- f. Former homeowner recently requested use of a buoy this year; request denied due to buoy field rules

ACTION ITEM: Shon and Ryan will draft and send reply to former homeowner

5. Old Business:

- a. Board members reviewed proposed updates by Douglas County to the Vacation Home Rental (VHR) Ordinance
 - Document summarizing proposed Douglas county VHR Rental Ordinance changes was distributed to Board members for review via email before the meeting
 - Board members discussed various components of the proposed ordinance updates which are currently receiving public comment; Ed Wheelbarger attended the County meeting where the proposed updates were discussed and is preparing a letter of comment personally that he will be sending in
 - The Board will continue to monitor Douglas County Board monitors VHR ordinance and enforcement changes; individual homeowners need to contact county enforcement (refer to County website) if issues arise with VHRs nearby
- b. Jeffie DiGrazia reviewed the status of the MBPA Vehicle Access/Parking Stickers
 - Jeffie confirmed receipt of the new windshield stickers; Board discussed how to publicize and distribute them; households will initially get 2 stickers, unless more are requested

ACTION ITEM: Jeffie will draft cover letter and work with Liz and Shon to identify the list of households which will need to be sent stickers via USPS; Ryan will prepare mailing labels; Liz/Shon will identify list of people to send out to

 - Shon indicated that he will need additional MBPA “Identification” cards/lanyards for distribution this year

ACTION ITEM: Shon will follow-up with Ryan to generate those new cards
- c. Ryan Davis reviewed general status of Vogel Beach Litigation with Board members
 - On Feb 4, MBPA and Intervenors filed their response reply brief to Vogel appeal
 - On March 15 – Vogels filed response brief to our reply
 - Ryan indicated that (based on law) the Nevada Supreme Court has one year from the March 15 date to make a decision; it is possible we may see resolution mid-2022
- d. Marijeanne Rende reviewed a few updates and issues with the MBPA website with Board members
 - Marijeanne indicated there are 3 or 4 of us periodically updating website which should not be a problem if we keep each other apprised of *what* and *when* updates are being made (so that we aren’t conflicting with each other’s updates)
 - Marijeanne provided an explanation of the MBPA website PIN vs login password: PIN is used in rare situations to update the account profile, change email notification addresses

within the account, etc.; Login password has not changed for general access and modifications to the web pages

- Marijeanne explained that the PIN had to be used when we updated an inactive mailbox to which messages sent to buoymaster@marlabaynv.com were being forwarded; users were getting a “message undeliverable” message (because of the forwarded box) which was misleading—buoy master emails were getting through; PIN was used to correct the forwarding rule so that Shon is now notified when messages arrive to the buoy master box

ACTION ITEM: Marijeanne committed to scan/post webpage access instructions on Drop Box

- Board discussed use of Drobox for archiving MBPA documents and for storing key documents (e.g., roster master) for redundancy and access by others

ACTION ITEM: Marijeanne will add Jeffie and Catie and Ed to drop box

- Marijeanne indicated that the “In memoriam” page is still under construction; proposed protocol on adding names (i.e., only at family request or approval)
- Marijeanne mentioned that the 1Q roster was posted in March; 2Q roster will be posted in June; have received ONE USPS mailing update since 1Q published

e. MBPA Memorial Plaques: Marijeanne

ACTION ITEM: This agenda item was deferred/tabled to next meeting

f. Board members asked Ed Wheelbarger about plans for implementation of lockable beach gates this summer

- Ed stated that the gate combinations for the north and south walkway gates have been determined; currently reworking the design of the gates on the ramp-no code determined yet
- GID is working with the Fire Department to ensure they have access to a ‘backup’ key for emergency access
- GID plans an initial mass mailing (email) of gate access codes; specific message, timing of use, instructions for residents, contact/lead determination still being developed
- Ed indicated that he will design a new sign for the gates so that users know how to contact someone if they can’t get through gates; there will likely be some vetting of those contacting for access; Ed hopes to “combine” some of the existing messaging on the new sign so that signage can be reduced

ACTION ITEM: Ed will have an update for Board members on new signage at next meeting though approval for the signs may be a discussion item at the July General meeting

- Shon suggested a “soft launch” or trial run with locked gates before final implementation; such a launch will still need a general announcement to residents

6. General Improvement District Report: Ed (Discussion)

- Ed Wheelbarger and other Board members reviewed the 2021 plan for Pine Needle pickup in Marla Bay—GID only paying for street cleaning -- not contracting anyone to pick up private property pine needles;
- GID may publish (as in past years) information distributed by Douglas County Fire regarding how to dispose of private property pine needles (there are usually several collection points in the county e.g., Heavenly Kingsbury parking lot to which residents can take their pine needle debris)

- Ed reviewed the County's approval at the March 4 meeting for the new traffic signs in Marla Bay - thank you Ed!
- GID will also add some NO PARKING SIGNS on each street
- Upcoming GID work includes repairing the damage to the entrance planter, replacing the electronic speed signs once the snow is gone, installation of our existing speed bumps in a few places in the Bay
- GID, in collaboration with some homeowners, is considering purchasing some additional speed "humps" for future use in areas where cars pickup speed, TBD

7. New Business:

- a. Board members briefly discussed the status of the "Bonanza" (Bourne) Meadow Erosion Control and Water Quality Project
 - Some Marla Bay residents have provided public input which recommends removal of the ramp in our development;
 - ED indicated that the GID will also provide a response as they manage access points and there are several public safety reasons the ramp is critical for Marla Bay
- b. Board discussed initial planning for the 2021 General Membership Meeting: Board
 - Bylaws state the meeting is held on the first Sunday of July - Board discussed pro's/cons of making a slight date change this year as that Sunday occurs on July 4; Board decided to leave the meeting on July 4 – meeting will start at 9 am with a hard stop at 11 am to allow folks to attend July 4 events
 - Potential agenda items for the general meeting include discussion of beach gates/signs, Vacation Home Rental ordinance update, use of the Marla Bay windshield stickers/rollout; brief status on litigation
 - Board decided there will still be a "virtual" aspect for those who do not or cannot attend in person THOUGH several modifications will be made based upon feedback from 2020 e.g., online participants muted/request to speak, possibly a few cameras and microphones throughout in-person audience, better speaker system so that audience can hear online participant comments, etc.
 - Virtual connections / participation *may* be weather-permitting

ACTION ITEM: Jeffie will talk to Tom Daley about use of sport court on July 4 sport court
- c. Ryan Davis discussed the Fourth of July Security Patrol recommendation made by Ron Borsos
 - Ryan inquired if Board was comfortable with hiring same Security company as in 2020 for a July 3 and July 4 contract? (Saturday and Sunday); plan would be for one guard on Saturday, two guards on Sunday (July 4)
 - Liz Ledin offered that the budget for July 4 Security is \$1700
 - Board asked to have Ron check to see what costs might be this year for the two days and what the costs might be if we added a "half-day" or "full day" on Friday

ACTION ITEM: Ron Borsos will check with Security company on 2021 quote for 2 or 3 days

- d. Liz Ledin discussed options for production and sale of additional Marla Bay Burgees/Pennants this year with Board members
- Based on the success of the 2020 Beach towels, Liz believes these would be just as successful a fundraiser for the MBPA
 - Liz and Shon recommended we add a “MBPA Store” site to the Marla Bay website as a way for residents to request/order items

ACTION ITEMS:

- ✓ Marijeanne will work with Shon to investigate viability of “Store” webpage
- ✓ Jeffie will investigate costs and potential suppliers for burgees, flags, towels, etc.
- ✓ Ryan will check on the minimum number for a new towel order

8. The date for the next Board Meeting was discussed and scheduled
- a. **June 25, 2021**
 - b. Will be scheduled as a Zoom mtg, starting at **9 am**
 - c. Though main focus will be on planning for General meeting/logistics, additional topics will be filling vacancy on Board, transitioning officer positions
9. Shon Ledin offered motion to adjourn, Second Liz Ledin, All Approved; Meeting adjourned at 12:20 pm

Meeting Minutes Respectfully submitted by
Marijeanne Rende
MBPA Secretary