

Marla Bay Protective Association (MBPA) Board Meeting Minutes
June 22, 2019
592 Pharris Lane (Davis Residence)

1. Ryan Davis, MBPA Acting Vice President called the meeting to order at 9:05 am
2. Roll call of board members and introductions of all guests were completed by Marijeanne Rende, MBPA Secretary
 - a. Board Members Present: Ryan Davis, Marijeanne Rende, Katy Clark, Ron Borsos, Piper Smith, Brendan Riley, Ed Wheelbarger
 - b. Board Members Absent: Dick Barnard
 - c. Guests attending: Diane Wheelbarger, Jack and Carol McQuirk, Carol Borsos, Matt Till , Dennis and Ana Farnesi, Scott Smith, Phyllis Pike, Cathy Stewart, Deeann Fulstone, Martha and Chuck Voss, Sean Ledin, Greg Kendall, Steve Zola, Milton and Hope Righetti
3. Marijeanne Rende, MBPA Secretary reviewed previous Board meeting minutes with Board
 - a. Marijeanne sent minutes to Board members prior to meeting for review and asked Board members if any further updates, changes were needed; none requested
 - b. Piper Smith made motion to approve April 27 Board Meeting minutes, Second Brendan Riley, All approved
4. Piper Smith, MBPA Treasurer reviewed Financial reports with Board Members
 - a. Piper discussed breakdown of buoy fees and how they are tracked in financial reports and how, due to extenuating financial expenses, all but critical expenses were removed from Budget and Actual planning for this year
 - b. Brendan Riley made motions to approve the Financial Reports, Second Ron Borsos, All approved
5. Buoy Committee Report was provided by Piper Smith and Ryan Davis
 - a. Piper field up and running;
 - b. Buoy committee reported that MBPA has filed for additional moorings in the field; application currently still in review by TRPA
 - c. Inspection/buoy report for this year hasn't yet been posted on the MBPA website but will be soon
Action Item: Katy and Piper will get the Buoy Inspection report posted on the website

6. Old Business:

- a. Brendan Riley provided updates on the Douglas County/Zephyr Water District Consolidation effort and Rate Changes
 - Water District Consolidation decision will likely be made by July 1 meeting
 - For Marla Bay residents, water rates drop to \$88 for first year starting in July
 - Due to County-wide consolidation, Rate base is picking up 4000 members; this is beneficial in future years for bonds, grants, etc.
 - Last Thursday meeting discussed consolidation plan annual increases of 6%; Fred Schmitt suggested a review of annual increases should be done after 3 years vs proposed 6 years so Brendan/Dick contacted County representatives who approved the proposal for review of the 6% annual increase after 3 years
 - Brendan suggested that ZWUD/MBPA need to prepare/send a Resolution of Appreciation to Fred Schmitt for his assistance and guidance
- b. Board members discussed existing Board vacancies and efforts to recruit new Board members
 - Brendan Riley announced his resignation due to sale of his property as of June 30
 - Discussion of filling 2 vacancies has been tabled until next meeting due to efforts around litigation
- c. Marijeanne Rende discussed current status of MBPA Email account, Drop Box Use and Expenses for this year and Recent Updates to MBPA Roster
 - Marijeanne discussed that a lot of MBPA documents are now stored on the Drop Box; Ryan was given access – Litigation documentation is stored there as well
 - Marijeanne investigated various alternatives for eliminating Drop Box expenses this year and added Piper Smith to Drop Box
 - Ron Borsos requested to be added and have access to the Drop Box
Action Item: Katy or Marijeanne will add Ron to Dropbox
 - Marijeanne asked Piper to contact Cathy Westerbeck and have Piper/Katy assigned as Administrator to Drop Box – without admin privileges, we can only add new members and are unable to remove former members access
Action Item: Piper to contact Cathy Westerbeck
 - Piper requested a current copy of the MBPA roster for use in litigation notifications
Action Item: Marijeanne to send copy of master roster to Piper
 - Marijeanne discussed the need for MBPABiz@gmail.com account coverage by multiple board members; redundancy is required for monitoring incoming messages but also for sending critical messages in Marijeanne's absence; Also, MBPABiz@gmail.com contact list contains the most current list of email addresses for memberships (changes/updates need to be made in a timely manner so everyone gets critical messages) ; Any Board member can have access – just requires account login and password
Action Item: Marijeanne will make sure that Katy has email access

- Marijeanne discussed concern that GID pages on MBPA website have reporting/announcement requirements imposed by law; concerned that due to those needs for posting changes, it might be beneficial for a GID contact to have access to make the updates directly rather than contacting Katy to make the updates; Ron Borsos volunteered to learn to make the changes
Action Item: Katy will help Ron Borsos become familiar with making GID page updates
- d. Brendan Riley provided an update on the Tahoe Douglas District Sewer Line Replacement project to Board members and guests
- Due to MBPA involvement, there was a good resolution for Beach Front owners on replacing the sewer line
 - Sewer district signed off on replacement of the line with steel solution versus their original proposal which required Beachfront owners to install pump stations at huge cost
 - MBPA is giving permission to District to dig up beach for replacement of line in the Fall
7. Ron Borsos provided a report on General Improvement District (GID) projects
- a. Planters at entrance have been completed; irrigation piping is being repaired
 - b. Stop sign is being added to FREEL/Tallac
 - c. GID incurred unexpected, additional expenses for snowplowing this winter
 - d. Street markings were painted
 - e. GID members recently got open meeting laws training – corrected procedures
 - f. Ron announced the GID has a new email address: MBGID@gmail.com
8. New Business
- a. Ryan provided an overview/update and Board/guests discussed issues around ongoing Beach Ownership Litigation -Vogel v. MBPA
 - Discussed previous community emails about litigation
 - Cathy DeCamillo is MBPA attorney, MBPA is currently only defendant
 - Participants discussed additional legal options to defend beach access
 - Ryan reviewed subdivision map with participants
 - Board and Guests discussed Settlement conference scheduled for September
 - Katy suggested a FAQs(Frequently Asked Questions) report be prepared for general membership in regard to lawsuit; include property development map
Action Item: Katy/Ryan/MJ will pull together FAQs etc. material for handouts for General Membership meeting
 - b. Board discussed the need to resume the New Resident Orientation work, previously instituted by Scott Smith when he was on the Board
 - Possible request/agenda item for General membership meeting – looking for volunteers
 - New Resident Orientation package needs to include a Welcome letter
 - c. Brendan reviewed the Security contract for the Fourth of July this year with Board members and guests

- Thursday/July 4th, 2 guards, Friday and Saturday will be considered partial days, 1 guard 10-4
- Brendan will prepare an updated Fourth of July email for membership; SECURITY password agreed this year as "Aspen"

Action Item: Marijeanne to send out announcement to membership

9. Board discussed the next Board and General Meeting on July 7, 2019
 - a. Brendan got Tom Daley's approval to use the Daley Sport Court
 - b. Ryan discussed the need to ensure a sign in sheet which allows us to officially determine if a membership quorum is present
 - c. Carol Borsos indicated that she will handle the sign-in and Roster validation responsibilities as she has done before
 - d. Marijeanne will add a signature line to roster and a printout for use at the meeting as a sign-in sheet
 - e. Piper/Scott will bring tables/chairs; power strip and extension cord
 - f. Ron Borsos will get speaker and set it up at Daley's
 - g. Piper going to get coffee/donuts
 - h. Ryan will develop the agenda for the meeting and circulate to Board members for review
 - i. Marijeanne will send out the General Membership meeting announcement when it is ready

10. Brendan Riley made motion to adjourn meeting and then resigned his board position; Brendan expressed appreciation to everyone for outstanding Marla Bay Board work over past 11 years
 - a. Ron Borsos seconded motion to adjourn, All approved
 - b. Meeting adjourned at 12:34 pm

Meeting Minutes Respectfully Submitted by
 Marijeanne Rende
 MBPA Secretary