

# ACTION ITEM MINUTES

The General Managers Advisory Committee Meeting on Ordinance 7 was held at **3:30 p.m.** on **Tuesday, May 25, 2021.**

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## A. ROLL CALL OF COMMITTEE MEMBERS

**Committee Members:** Diane Becker, Mary Danahey, Denise Davis, Kristen Ferrall, Scott Hill, Margaret Martini (absent), Hal Paris, Trevor Smith, Bruce Townsend (absent), and Frank Wright. Indra Winquest, IVGID District General Manager, Shelia Leijon, Parks and Recreation Superintendent, and Tim Callicrate, IVGID Board of Trustees, Chairman (absent).  
**Administrative Support Staff:** Kari Ferguson and Susan Herron

**Reminder Only:** Rules of Engagement: All committee members shall be respectful of one another and treat each other with kindness. No one member shall talk over another member. All ideas are welcome however they may not be discussed in depth or in detail depending upon time and/or merit and that determination is solely held with the General Manager. All committee members are equal participants.

## B. RECAP OF MEETING OF MAY 11, 2021

1. Reviewed Community Virtual Forum Setup and Format
2. Reviewed and finalized Draft Presentation for the Community Forum
3. Reviewed and edited Draft Survey

District General Manager Winquest did a verbal review and noted that the release of the survey was pushed out to May 28, 2021. The survey will be sent to the Board of Trustees in advance of the release to the community.

## C. NEXT STEPS

1. Discuss questions and feedback received at the Community Virtual Forums
2. Review, update and possibly finalize Draft Survey

District General Manager Winquest gave a verbal overview of the community virtual forums and how they went. Thanked Ms. Becker and Mr. Hill for presenting with him and noted that they did a great job representing the committee. The topic was opened up to the committee for feedback and discussion.

Capacity limit at the beaches so as to have measures and have equal application to all; July 4 is going to be a challenge. **(R)** Enforcement is the challenge and something that will continue to be explored.

Supports the limit with the purchase of additional punch cards. **(R)** Will be recommending a limit on the amount of access that a parcel owner can purchase and be consistent across all parcels.

Agree with the concept of capacity limit and do want to make sure that it is equal to all but how do you treat the pass holders that come in late in the day. Guests are treated differently in the deed. Concern she heard was access versus use so we may have to think about what is a safe maximum limit and is that impossible. **(R)** No, have talked to NLTFPD and they can't give us a

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limit because there is so much unused square footage so that isn't a good benchmark and it would be IVGID making that carrying capacity determination. Could do that but wouldn't be maximizing the square footage at the beaches but may be able to do using the usable square footage at the beaches.

The deed gives parcel owners an easement to the beaches so you can't apply it equally and could be a legal problem. Must adhere to the beach deed – parcel owners and guests. Possibly save spots for parcel owners might be one solution and another would be parcel owner and their guests and keep it tight to that as it conforms to the beach deed. Really have to protect what is here because if you don't, you will lose it. Some of the information given at the forum was wrong. Focus your direction on the deed. **(R)** Can't turn away parcel owners as they have a right per the beach deed. Probably need to ask a question in the survey about capacity limits.

July 4 has to be no limit, let's let that go. Different views on what overcrowding really is – to really have an effect, it has to be a low number. So how many days do you really want to turn people away? How many days do you think there are too many on the beaches? Set the number between 1,800 and 2,500 people – parking still be a mess, etc. Limiting access with the limit of 5 additional passes being purchased – limits access in the same way and perhaps an increase in the guest fee is warranted. Not sure about occupancy limit unless we set a low number and then we don't turn away picture pass holders but do turn away punch card holders.

How would you handle a parcel that doesn't have a picture passes but instead uses all punch cards? That would still be turning away a parcel owner. With picture pass holders being able to pay for guests, doesn't matter how much is on their punch card. **(R)** Doesn't believe in an overall occupancy limit but believes in limiting access overall. Yes, there are people who do take out only picture passes on their parcels which could be a problem in using that as a dividing line.

Ms. Becker withdraws her proposal as it come with double access.

Equal access does give everyone the same opportunities, better way to approach it. The deed is very clear on property rights that the deed is providing. **(R)** Should also limit the additional purchase of picture passes and may be should only available to the first level on the family tree.

Limit to additional children and grandchildren? **(R)** Depending on the committee thoughts, we may want to make that recommendation. These will be difficult recommendations/decisions with the goal being fair across all parcels.

Will get a lot of data this summer, can we wait to get the numbers from June, July and August before we make recommendations to the Board? What if the new program does a good job then we won't have to come up with a maximum capacity cap? **(R)** Correct that we will be able to track and really haven't had any negative comments about the resolution.

Objections to a picture pass having unlimited guest access – is there a way to track that access? **(R)** Not easy to get that data but will check on whether or not it is attainable.

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The beach deed is a contract between the parcels in 1968 and that contract is pretty clear and every time you deviate, you are putting us in a position of a challenge. Unique deed, unique covenant, that has things built into it. As long as tight and as intended, you will be safe. Every time you reach out, trouble. Follow the deed because it is for the people who are paying the bills. In favor of protecting the beaches, was seen in the 9<sup>th</sup> Circuit in his lawsuit. Protect it, follow the rules, and that will hold up in court. Employee access could be challenged very quickly. All changes should be defensible in order to be safe. Mr. Wright said he is one of the best sources of information that everyone has got. You don't want to lose what is protected and make rules that are fair to everyone. Dial it back because you don't want someone to take it away from you. **(R)** No recommendations will be made that show favoritism towards STRs but placing limits on access and being consistent across all the parcels is what we want to do. And yes, we want to live within the beach deed but eliminates overcrowding as those that pay for the easement to the beaches should have access. When this was tried last time, it didn't pass.

See where you are going and yes, we need to protect this beach deed and these parcels. The restricted access to the beaches with her parcel is valuable and value add to her property value and keeping it simple would help us all.

**(R)** = Response

District General Manager Winquest then opened it up to the committee to share their thoughts on the community survey.

Mr. Wright suggested an additional question to the survey regarding access and honoring the contract. Ms. Becker suggested an alternative. Mr. Wright agreed to that. Ms. Davis said regarding the forums the longer term residents don't seem to know as much as they think they do. So going back to her drum about education because if they don't understand our system, it is hard for them to make suggestions to fix it. Mr. Wright said he agrees as they just want to access what they want to access. The Ordinance 7 committee is probably the most knowledgeable group and to get that information out to the community would take 6-8 months and our target is to make recommendations that we all agree upon, understand, and that the community will trust us. District General Manager Winquest said that he agrees about not understanding the information that is out there and available. When the committee makes our recommendation to the Board, they will understand how hard we have worked. There will be some people that will be pissed off. The survey will be the icing on the cake and we may here some surprising information but remain confident about getting what we need.

The committee then spent the balance of the time going over the draft community survey.

## **D. GOALS FOR NEXT MEETING**

1. Discuss next meeting date - proposed Tuesday, June 8, 2021 at 5:30 p.m.
2. Review preliminary survey results

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3. Discuss timing for final survey results review and timeline to present recommendations to the Board of Trustees

**E. ADJOURNMENT – the meeting adjourned at 5:30 p.m.**

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