

ACTION ITEM MINUTES

The General Managers Advisory Committee Meeting on Ordinance 7, 6:00 p.m. on Tuesday, September 29, 2020 (held on Zoom).

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District General Manager Indra Winquest welcomed everyone, made sure that everyone had the agenda, and briefly explained the agenda.

A. INTRODUCTION OF COMMITTEE MEMBERS (verbal introduction and how your experience/background contributes to the success of this committee) AND VERBAL CONFIRMATION OF ACCEPTANCE OF RULES OF ENGAGEMENT

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.

Diane Becker (PRESENT/ACCEPTED), Mary Danahey (PRESENT/ACCEPTED), Denise Davis (PRESENT/ACCEPTED), Kristen Ferrall (PRESENT/ACCEPTED), Scott Hill (PRESENT/ACCEPTED), Margaret Martini (PRESENT/ACCEPTED), Hal Paris (PRESENT/ACCEPTED), Trevor Smith (PRESENT/ACCEPTED), Bruce Townsend (PRESENT/ACCEPTED), Ken Viel (**Absent**), and Frank Wright (PRESENT/ACCEPTED). Indra Winquest, IVGID District General Manager (PRESENT/ACCEPTED), Paul Navazio, Director of Finance (PRESENT/ACCEPTED) and Tim Callicrate, IVGID Board of Trustees, Chairman (**Absent**). **Administrative Support Staff:** Kari Ferguson (PRESENT/ACCEPTED) and Susan Herron (PRESENT/ACCEPTED)

B. RECAP OF DISTRIBUTED/POSTED ON THE WEBSITE SUPPORTING MATERIALS
<https://www.yourtahoeplace.com/ivgid/general-managers-committee-on-ordinance-7>)

1. Questions/Comments related to materials & general questions/comments (*think about what you need to help you be a productive member of this committee*)

Ms. Martini pointed out that the last forms provided were not dated. GM Winquest responded that the forms provided are the current documents and that he will take on the **Action Item 001** to find out the revision dates on these documents and the background of any changes made.

Ms. Davis asked for the 2014 survey on Ordinance 7 and the video for both the 2018 and 2019 presentations. Administrative Support Staff Herron said that she will take on the **Action Item 002** to send out the links for the Livestream presentations as well as the 2014 survey results.

C. DISCUSSION ON GOALS AND OBJECTIVES (a brief verbal review of the following items by General Manager Indra Winquest)

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1. Understand History and Purpose of Ordinance 7
2. Evaluate current impacts on IVGID Beaches, and other recreation venues and programs and provide solutions within Ordinance 7
3. Review components of Ordinance 7 including but not limited to definitions, eligibility, application procedures, assignment of recreation privileges, Recreation Picture Passes/Recreation Punch Cards, Regulations, and Fraudulent Use/Abuse of Recreation Privileges. **Simplification is much needed.**
4. Identify and validate areas of concern
5. Develop concepts & solutions for addressing areas of concern/**Equity for all parcels, provide high value to IVGID Pass holders**
6. Consider District/Board Policies as they relate to Ordinance 7
7. Present draft concepts & solutions to the **community for feedback**
8. Present recommended revisions to the board of trustees
9. Prepare final draft in a well-organized and efficient manner

Add-Ons by the Community Members

Ms. Becker:

- (1) If the beaches, or any facilities with large capital expenditures, are made available to others, what are the avenues to charge more to capture capital costs with and without additional guest(s)?
- (2) How much revenue, based on different level of charges, do we receive from visitors and what are the increased cost for them to attend – open access?

Action Item 003 – GM Winqest said that he will get as much financial data as we can by user.

Ms. Becker:

Please include the expenditure for the new Burnt Cedar pool.

Action Item 004 – GM Winqest to provide once available as well as historical spend and include Incline Beach House to the extent possible.

Ms. Becker:

Can we look at dividing up Ordinance 7 by different venues? This is so we can come up with different rules for different venues.

GM Winqest said we can try and separate them out by venue. Staff does want to separate the beaches from the rest of Community Services.

Ms. Martini:

Is there any way we could do a separate ordinance for the beaches instead of having Ordinance 7 be all encompassing?

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GM Winquest said yes, it goes along with separating it out and we have been talking about doing over the years. Certainly something that we can look at. Everything is on the table at this point.

Mr. Hill:

It might be helpful to know what the Board's philosophy is on venue by venue subsidy; are they trying to make more money at Diamond Peak or lose as much as possible at the beaches, and what are we doing at the venues? Is there a philosophical approach from the Board? If you decide guest access, you reduce fees. Economic impact needs to be considered. Helpful to have an overview of that.

GM Winquest replied that subsidies have been a moving target and that it depends on the Board of Trustees at the time. Tell Staff what you want the Tennis Center to be or is it an amenity for the community. This Board would like breakeven at golf courses but it could change. Primary goal is that these venues for our residents. If the goal is to move less visits by visitors, there will be less revenue. **Action Item 005:** Chairman Callicrate can provide input to this question at our next session.

Mr. Wright:

Punch cards have become a nightmare. Punch cards were originally concocted for the beaches and then expanded for other venues. He is in favor of having a separate ordinance for the beaches. Don't want the beaches to be turned over to the world's tourist. This summer, he didn't know anyone at the beaches and the District is chasing away the people who have paid for it due to overcrowding. Really need to look at preserving that original intention and keep it such that is viable for the people who live here. Keep the focus on separation.

Ms. Davis:

Please send out the Director of Finance's presentation from the last Board meeting on Punch Card accounting and include time stamp. **Action Item 006** – Assigned to Administrative Support Staff Herron

D. DISCUSSION ON POTENTIAL WORKFLOW AND TIMELINE (a brief verbal review of the following items by General Manager Indra Winquest)

1. Meeting frequency – second and last Tuesday of each month
2. Conceptual Phase and revision development & recommendations
3. Community Outreach & Feedback on draft conceptual revisions
4. Preliminary Draft Presentation to the Board of Trustees
5. Final Draft Submittal to the Board of Trustees – do we want to use the first reading and second reading technique?
6. Public Hearing/Adoption of Revisions
7. Overall timeline for completion

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E. REVIEW OF ESTABLISHED COMMUNITY, BOARD OF TRUSTEES AND STAFF CONCERNS/QUESTIONS *(a brief verbal review of the following items by General Manager Indra Winquest)*

1. Increased Utilization/Visits of IVGID Beach Properties
2. Impacts on Beaches and Recreation Venues by Short Term Rental Guests (STR's)
3. Recreation Punch Card Utilization & Accounting Challenges
4. Additional Punch Cards
5. Additional Picture Passes
6. Define what/who a guest is
7. Long Term Tenant Privileges
8. Timeshares
9. Hyatt Guests
10. Abuse/Selling of Privileges
11. Daily Beach Tickets (not in the ordinance)
12. Daily Exchange Passes (not in the ordinance)
13. No limits on access i.e. daily guests passes, additional punch card purchases
14. Current Ordinance and mechanisms are confusing/needs simplification
15. Administrative heavy
16. Evaluate fee structure/build language into the Ordinance
17. Require all paid guests to be accompanied by an IVGID Pass holder
18. Revise disciplinary action for abuse of Recreation Privileges
19. Be mindful of legal ramifications of revising ordinance 7
20. Be mindful of unintended consequences of revisions to ordinance 7
21. Additional comments from committee members?

After this discussion, GM Winquest went around the table to get feedback from each Committee member present and said that Resolution 1881 was the emergency resolution. **Action Item 007** – Resolution 1881 - Assigned to Administrative Support Staff Herron to provide to all Committee Members.

Mr. Wright: Punch cards are the problem.

Ms. Ferrall: This was the busiest season for Lake Tahoe as a result of pent up energy resulting from the pandemic.

Ms. Martini: The intention from the start was that you could bring your guest into the beaches and from that onset, you had to accompany your guest which was inconvenient but was also a method of controlling access. It has morphed to what it is now and we need to go back and look at the older versions of the ordinances and the original intentions on the policies.

Ms. Becker: The deed really shows the original intention and what the covenant was and she then read from the deed. Guests have no rights and it is up to the Board to determine what the rights are. Tenants are different from short term rentals (STR); look at the language to help us

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look at the original intent. GM Winquest said that he agreed and that we need to look at the intent; **Action Item 008** – Assigned to Administrative Support Staff Herron to provide the two lawsuits that have been filed regarding the beaches to the Committee Members.

Mr. Townsend: Have you looked at the punch cards that are sold to individuals. GM Winquest said that the original provides no limit on the purchase of additional punch cards and, in 2018, there was no abuse. **Action Item 009** – Assigned to GM Winquest to try and get the data from 2019 and compare that with today's data. Mr. Townsend added that he didn't understand an earlier comment about a busload of people coming to the beaches. GM Winquest said that the Hyatt has rights and that there are large groups that stay at the Hyatt and use the beaches.

Mr. Smith: If every person had 5 picture passes and all of them showed up on the same day it would be a lot. What we need to do is to figure out what the occupancy should be, cap it, and then have no more than this number on the beaches. It doesn't matter if you have a pass rather what it is about is people are complaining about overcrowding. We need to think about this for the future; we need to set a limit. GM Winquest noted that this causes its only challenges.

Mr. Paris: He does recall the bus, it was a parcel owner, and it was a private party for his family and his guests. Watch out for ticky tacky with saying this is a guest and who isn't. From 1990 on, no one can remember being with your picture pass holder, was before 1990 and an actual rule. He has a copy of the rules from 1977. Don't know when that was in case true. People talk about but doesn't know when it happened. GM Winquest said he has gone back to Board meeting minutes and he hasn't been able to find anything definite. If Ms. Martini can find some information on that, it would be helpful. **Action Item 010** – Assigned to Committee Member Martini to find information on requirements to a guest being accompanied by the picture pass holder.

Mr. Hill: We have a lot of work to do, firm believer that we need to do something about Ordinance 7 and the beaches and that he doesn't know what yet. He finds it interesting that his personal experience is that when he has friends and families come up in the winter, we go to Diamond Peak. When people come up in the summer, we go to the beaches. He doesn't do that as without guests. For the golf courses, the community should want guests to use them because they are paying full freight. So if we do conclude that we want a lot of our venues to be used by guests but not the beaches, how do we explain to our residents that guests are great but oh by the way we have all these restrictions at the beaches? We need to think/look at that before we make any changes, as well as look ahead a little bit.

Ms. Davis: Asked if there was any way to show how the distribution has changed over the years because kids are only out of school in July and that is when we are slammed. Do we have statistics to see if they are dispersed differently over the years? Impacted by school schedule which is contributing to how crowded our beaches are. GM Winquest said that we do have data that separates out what is peak summer. We have data back about 15 years; no doubt we need to look at the data. Beach visits have gone up; gone from 130,000, up close to 200,000 for last year. Peak summer has expanded out and there is an eight to ten week peak season. **Action Item 011** – Assigned to GM Winquest to see if he can provide any data on this topic.

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F. RECAP OF HOMEWORK ASSIGNMENT(S) (a verbal recap by General Manager Indra Winqest)

1. Ask any questions to either Indra or Susan.
2. Go through the ordinance to see if you have areas that need revisions.
3. Let Susan know of vacation/out of town notices; just to be helpful.

G. SET NEXT MEETING DATE (which will be held via Zoom)

Would prefer Tuesday meetings and the committee is considering the first and third Tuesday of each month. **Action Item 012** – All Committee Members – please check your calendars and advise Admin Staff Herron if a meeting on **October 27, 2020 at 10 a.m. via Zoom** would work for you.

ACTION ITEM LIST

DATE	ACTION ITEM NUMBER AND BRIEF DESCRIPTION	WHO WILL COMPLETE	DATE COMPLETED
09/28/2020	001 – Form revision dates and explanation of revisions	GM Winqest	
09/28/2020	002 – Livestream links and survey results	Support Staff Herron	10/01/2020
09/28/2020	003 – Financial data	GM Winqest	
09/28/2020	004 – Historical spend	GM Winqest	
09/28/2020	005 – Input on Board philosophy	Chairman Callicrate	
09/28/2020	006 – Presentation from 09/09/2020	Support Staff Herron	10/01/2020
09/28/2020	007 – Resolution 1881	Support Staff Herron	10/01/2020
09/28/2020	008 – Two lawsuits	Support Staff Herron	
09/28/2020	009 – Punch card info	GM Winqest	
09/28/2020	010 – Info about guest accompanying picture pass holder	Committee Member Martini	
09/28/2020	011 – Visit distribution	GM Winqest	
09/28/2020	012 – 10/27 10 a.m. meeting date/time – does it work	All Committee Members	

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