MINUTES
REGULAR MEETING OF FEBRUARY 7, 2018
Incline Village General Improvement District

The regular meeting of the Board of Trustees of the Incline Village General Improvement District was called to order by Chairwoman Kendra Wong on Wednesday, February 7, 2018 at 6:00 p.m. at the Chateau located at 955 Fairway Boulevard, Incline Village, Nevada.

A. PLEDGE OF ALLEGIANCE*

The pledge of allegiance was recited.

B. ROLL CALL OF THE IVGID BOARD OF TRUSTEES*

On roll call, present were Trustees Matthew Dent, Peter Morris, Phil Horan, Tim Callicrate, and Kendra Wong.

Also present were District Staff Members Communications Coordinator Misty Moga, Director of Public Works Joe Pomroy, Director of Finance Gerry Eick, Director of Human Resources Dee Carey, Diamond Peak Ski Resort Manager Mike Bandelin, Director of Golf Michael McCloskey, Director of Information Technology Jeremy Breeden, and Director of Asset Management Brad Johnson.

Members of the public present were Shirley Altick, Steve Dolan, Clark Chuka, Gene Brockman, Frank Wright, Valerie Taylor, Aaron Katz, Judith Miller, Margaret Martini, Denise Davis, John Krolick, Gall Krolick, Ryan Ritchie, and others.

(33 individuals in attendance at the start of the meeting which includes Trustees, Staff and members of the public.)

C. PUBLIC COMMENTS*

Aaron Katz said he had two things to talk about today; one is a records request that was improperly denied. The Board ignored his request so he doesn’t know what you people are for as you are supposed to be representing them, not Staff. You are disregarding evidence of wrongdoing, which is clear as day, and concealment of public records. Why this is important is because we have public employees getting secret bonuses and the Board doesn’t care. The Board defers the setting of salaries to Staff because you don’t want to get into the weeds. Staff is stealing from you left and right through programs created by Staff. It is unethical to be giving bonuses to public employees because it ends up costing more money.
and costs us more money on water. Staff tells you they need to increase rates because of costs and Judy is going to tell you about a $20,000 donation, so you need to know what the bonuses are. The second item is interesting as you have a public employee that works in Public Works who said that she used to live at the home where there was a recent fire and there is only one recreation fee being charged on that property but it has two units so he is providing evidence of multiple dwelling units. This Board is just putting its heads in the sand and Staff is dirty.

Judith Miller said she was looking through the bill pays and saw a payment to Tahoe Resource Conservation District for bottom barrier challenge and she doesn’t see that as an IVGID responsibility yet it was paid out of our check book so what was it as it is a large amount to donate to a non-profit. On the paving at Diamond Peak, talk about project creep, it went from $1.2 million to $5 million. Safety is a big consideration but to expect the property owners to fund $5 million dollars well there just has to be a less expensive way to do this work. She would suggest eliminating the parking on the Bitterbrush side and instead have only parking at Diamond Peak and have room for a pedestrian path. Keep doing our maintenance as this is not a critical need which makes more sense from a construction standpoint as well as from a lack of funds and she would ask that we don’t do something monumental rather proceed with caution.

Clark Chuka rolled two trash toters to the front of the room and asked for help. The policies on trash have to change and he just wants these two toters returned as he is going to get fined yet he has done everything he can. The General Manager has helped but he would urge the Board to revisit the policy as zero tolerance isn’t working.

Frank Wright said he wanted to talk about gophers. The golf courses had a magnitude of gophers digging holes, big holes, much like this Board, digging holes, everyday another hole, legal counsel has to fill, fill all the holes you create like the Parasol building. He wrote a column for the Reno Gazette Journal calling you a ghost government as you are not looking out for the welfare of the people and you are not doing your job rather you are just gophers. Do what you were elected to do. Who said you can’t respond – your legal counsel has turned you into mimes. You can respond and he would welcome a response because all you are doing is digging holes and he is filling them and your legal counsel is embarrassing. There is a lot more to come because you have a lawsuit sitting before the State Supreme Court and there has been no negotiation. You have rolled the dice, no settlement, just results. Results are not going to be good for our community either way. The gopher has stuck us in a big hole, gopher has compromised our beaches, good luck you guys.
Cameron Lim said he is on the board of DPSEF and that he wanted to say thank you for your support and our ongoing relationship with IVGID. He coordinated Ullr Fest activities and he thought the Board would be interested to hear what happened. Friday night we had our annual torch light parade, 400 people participated, and we work closely with the hill to make sure everyone was safe and it was a great event that went off without any hiccup. He will be posting photos on Facebook. DPSEF also hosted a U12 race on Saturday where we had skiers coming from far away. We were able to make one race a go so thank you to the team at Diamond Peak as the conditions were great for racing. Finally, they had a gala event at the Chateau where 160 people were in attendance and we worked closely with the Staff and we appreciate the use of the facility so thank you.

Valerie Taylor said thank you to all the Board members for your support and time at the last meeting and for unanimously supporting the Diamond Peak ski team and renewed contract; thank you for your support. As the administrator of the ski team, she was race administrator and it went off flawlessly. There were over 200 racers each day and with the support of the resort, we had no incidents nor accidents so everyone was safe and the traffic was controlled so it was very successful. Thank the resort for their continuing support and will support them.

Ryan Ritchie said he is the Treasurer of Diamond Peak ski team and he wants to thank the Board for their service and for your support of ski team in approving the contract. This Board is very supportive of us and we are very supportive of IVGID. Staff at Diamond Peak do a great job and they did a great job in coordination. He would like to augment prior comments as we had a great Ullr Fest event and we get a lot of positive comments about our events. Everyone who comes to the races is always very complimentary and this weekend no different. In addition, Saturday night we had an event in this room where we raised money and all was in line with the standard contract that IVGID charges everyone one. We will report back with results as we usually do.

Margaret Martini said that this is a very small packet compared to what we have been getting and what she doesn't see is cost cutting. All she sees is we need more money to do this or that like fund the ski team, fund a multitude of others things, donate, etc. and all of this is not in the purview of a general improvement district so you need to get back to what a general improvement district is. It is not a charity organization nor is it an organization that should spend, spend, spend. There is nothing here about cost cutting and the whole trash thing is ridiculous. It is on the five of you to have some oversight but there is no oversight mentioned in your packet nor at Board meeting. What do you do? Sit there and grin like moneys
and people say thank you. When hard decisions come before you, there is nothing but blank faces. You think your job is not important and that it is not important to do anything.

D. **APPROVAL OF AGENDA** *(for possible action)*

Chairwoman Wong asked for changes to the agenda, none were made, so Chairwoman Wong said that the agenda is approved as submitted.

E. **GENERAL BUSINESS** *(for possible action)*

E.1. **Asset Replacement Funding Strategy Presentation** *(Requesting Staff Members: Director of Finance Gerry Eick and Director of Asset Management Brad Johnson)*

Director of Finance Gerry Eick gave an overview of the submitted materials.

Trustee Horan said what he sees over time is that we have dramatically increased our expertise in replacing assets and that this is an excellent way to start. There seems to be, over the last year or year and a half, concern about debt. We have to take a really long look at debt and look at some of the bigger projects like the beach house, Snowflake, Admin Building as these are very big projects and we can only kick that can down the road so far. So let's take an intelligent look because pay as we go on culvert is not necessarily the right way to go. Let's see where debt fits because as we decide on a project, we need to step up and say what is the most intelligent way to do it.

Trustee Callicrate said to alleviate some of the concerns and fears of the community, he would strongly urge more focus to this Board and to look at what is overall big picture of projects and out of that what is the have to do projects as this District is almost 60 years old and we have a lot of buildings that were not built for longevity. The Recreation Center is 25 years old and the Chateau is coming up on 20 years so let's look at big picture and look at opportunities for public/private partnerships. We have a couple of options – we can have a general obligation bond that the community can vote on but we have to get hard facts so that they can say yah or nah on whatever the number might be as we might be talking $20 or $30 million. We have an adult community who might scream and yell but we have to put that out there as that is what public forums are specifically for and that could go a long way in letting them know that the infrastructure is not where it needs to be and
we have to replace this or that. Staff has done an excellent job of costing it out but we have a lot on our plate that the community wants so there is a lot of discussion that has to happen and he is glad for this start.

Chairwoman Wong thanked Staff for the presentation as it is a good reminder for all of us.

Director of Finance Eick said that part of the projection will be to look at the various forms of funding that will be available and that in defense of the project spends, Staff has filtered that down to the most important while not ignoring years six through twenty. During the capital tour, he would encourage discussion and asking about longer plans as right now we try to focus on the one year and five year plans.

Chairwoman Wong suggested it is time to have a presentation on the five highest priority projects and start to identify where those fall. Director of Finance Eick said he agrees and that Staff will incorporate that into the report.

E.2. Diamond Peak Traffic Safety and Pavement Preservation Presentation (Requesting Staff Members: Director of Asset Management Brad Johnson)

Director of Asset Management Brad Johnson gave an overview of the submitted materials.

Trustee Callicrate asked about identified tram stops or do they just stop where they can (relevant to Option 2). Director of Asset Management Johnson said that we could eliminate the parking spots for the trams and that this is an engineering judgement that we can decide as we move through the process.

Trustee Callicrate said, regarding Option 5A or 6, that he has discussed this with Staff in the past and that is about having two lanes against the hillside and segregating the parking off to the right which might necessitate taking out one of the roundabouts such that the Tyrolian Village residents would have to interact with the skiers and what that would entail in costs. He is not so worried about the parking spaces as he is in the safety of those there and in Tyrolian Village. Option 1 isn’t even an option and the opportunity is really Option 6. Director of Asset Management Johnson said that there are multiple ways to do the stripping, etc. and that we looked at this option and the
challenge is that the pavement widths really grow and when we went over the challenges, it is not impossible, but logistically it is very challenging to do so the best approach is Option 5 however it is something that can be further refined but it is not easy but it is not impossible.

Trustee Morris asked if Staff looked at the opportunity of losing spaces on Ski Way but carving out more parking at Schoolhouse to take cars totally off the road. Director of Asset Management Johnson said via restriping, we could gain a few spots at the bottom of Schoolhouse but all of that is sensitive land so widening is very limited as growth comes from pushing into the hillside so the opportunity is really further south.

Trustee Horan asked if the cost on Option 2 include the replacement of the roadway. Director of Asset Management Johnson said that pavement reconstruction is entirely within IVGID lands. Trustee Horan followed up by noting that the project costs on Option 5 escalates to almost double. Director of Asset Management Johnson said yes that is true and verbally went over the options and what they include.

Trustee Callicrate asked for a little more clarity on the parking spaces at the next go around. Director of Asset Management Johnson said it all has to do with overlays and then went over them.

Trustee Morris said he is concerned about safety and it is about 20 feet between cars so in Option 2 he is worried about that and that the same is true in a couple of the other options. Director of Asset Management Johnson said not knowing the path the Board wanted to take, Staff wanted to present a lot options. Option 2 is a huge step back and not an option he recommends but wanted to show it to the Board.

Trustee Callicrate said, regarding the pedestrian pathways, there is no curbing or speed bumps, is that correct. Director of Asset Management Johnson said they are not in Option 5 because of plowing. Trustee Callicrate said so that will be done with stripping or coning and that he is being so outspoken about this project because he is definitely on the side of maximum safety as it is a miracle that no one has been injured or killed. He also understands that by having wider lanes and pedestrian access with the roundabouts would save a lot of nightmare opportunities.

Chairwoman Wong said that layered on the options and then the Bullwheel projects, we need to talk about funding, and is that the reason to do these
simultaneously or split them into distinct projects. Director of Asset Management Johnson said yes, we can talk about financing and will get to that part in his presentation shortly.

Trustee Morris asked about the Tyrolian roundabout and parking. Director of Asset Management Johnson said that there will be more no more parking spaces as the costs are just for the roundabout and the demolition of the existing building.

Trustee Morris asked about the potential on grants and is 90% on the roundabout and not the rest of Ski Way. Director of Asset Management Johnson said that is correct.

Chairwoman Wong asked what conversations have we had with our Tyrolian Village neighbors. Director of Asset Management Johnson said he wanted to present it to the Board first and that we have had nothing to date with the Tyrolian Village residents but Staff has had a brief conversation with the Bullwheel owners; Tyrolian Village is very enthusiastic about doing something on Ski Way.

Trustee Callicrate said he appreciates Staff coming to the Board first and that we definitely should involve both Tyrolian Village and Ms. Franc-Buck at the Bullwheel as this has been such a pariah and is similar to the Skate Park is still awaiting additional phases. We need to decide as a Board and then go to Tyrolian Village as he would imagine they would amenable.

Trustee Horan asked if Staff had considered phasing and what is the increased costs as opposed to a one time project. Director of Asset Management Johnson said that Staff does have to look at that as cost will escalate with time and with a phasing of the work. Trustee Horan said he would like that compared to the cost of a bond and that it be measured more as a fiduciary responsibility as opposed to doing it over time and paying cash. Director of Asset Management Johnson said that no one is paying cash for these types of projects that would last over one hundred years as they are issuing transportation bonds. Trustee Horan said that was well put and thus this Board needs to look at bonding.

Trustee Horan asked Staff to comment on operational safety as the survey says there is no undue traffic safety issue yet he has trouble with their analysis. Director of Asset Management Johnson said that one must remember we are engineers and thus you have to pick the option.
Trustee Morris said, hypothetically, with the potential demolition of our storage could we just demolish and not put in replacement storage and thus create more parking. Director of Asset Management Johnson said yes that is an option. Trustee Morris continued that we own Ski Way so say we approach Washoe County about taking it back. Director of Asset Management Johnson said he didn't think we could do that as it wasn't here when it was developed and that when it was constructed the developer owned Diamond Peak and was selling Tyrolian Village lots so that is why the favorable agreement. Washoe County isn't taking it back as there is a condition that they never take it back. There is some confusion in the public as members of the public don't know that IVGID owns it.

Chairwoman Wong said if we had a magic wand and $6 million to do this project, how long it would take to do it and when would be the earliest date we could start. Director of Asset Management Johnson said with $6 million in the bank, the earliest would be the construction season of summer 2020. It would have a long design phase in order to allow ample time to coordinate with agencies, Tyrolian Village, and the Bullwheel property owners. We may be able to accelerate to 2019 which is aggressive.

Trustee Callicrate asked for a ballpark of what the potential opportunity is for grants and/or public/private opportunities as well as Federal opportunities. Director of Asset Management Johnson said that he didn't know as we don't do a lot of transportation however we do have a strong consultant on the team who does a tremendous amount of transportation, Wood Rodger, and we will coordinate with them. It is something that we would have to chase and they come and go every year and one has to apply and reapply. Many agencies are dependent on grants and when they don’t get the grants, they don’t move forward so he just doesn’t know.

Trustee Callicrate said that whatever we decide to do, whether it be Option 3, 4, or 5, this has been an onerous situation for a couple of decades. While we need to look at pay as go we have been doing too much pay as you go which makes us hamstrung and depletes our reserves. Other communities do small, medium term bonds so he would like to do it right the first time and follow our plan of attack. He would recommend moving towards being all inclusive as we have been toying with this for so long and knowing that we don’t have the money for as you go we need to look at bonding, partnering, etc. Let’s move forward on the roundabouts and working with Tyrolian Village as Option 5 is what he is leaning towards but we have to come up
with the money and that he doesn't know what the next step would be. Director of Asset Management Johnson said there will be an opportunity to discuss this as we enter into March and what the project would look like, what debt would look like, and then more opportunity with the Community Services Master Plan.

Chairwoman Wong asked what the next steps are and what do you from the Board. Director of Asset Management Johnson said this has been great feedback and Staff has a good understanding of where you want to go so we will come back with options such as pay as go as the first portion of phased construction, issue debt and what would that debt packet look like, and include the larger options.

Trustee Horan said it is important to understand that if we do this in phases it will cost us more so we have to develop what we want to do and then figure out how to finance it.

Chairwoman Wong called for a break at 8:02 p.m.; the Board reconvened at 8:13 p.m.

E.3. Review, discuss, and possibly approve a Golf Course Maintenance Staff Reorganization for better management and cost savings (Requesting Member of Staff: Director of Golf Michael McCloskey, Grounds Superintendent Jeff Clouthier, and Director of Human Resources Dee Carey)

Director of Golf Michael McCloskey, Grounds Superintendent Jeff Clouthier, and Director of Human Resources Dee Carey gave an overview of the submitted memorandum.

Chairwoman Wong said that she appreciates the comparisons to the other golf courses as it makes her realize how much you do with less and the quality of the courses so thank you for everything you do.

Trustee Morris said he would echo Chairwoman Wong as he too was surprised at the numbers. He hadn't looked at the number for staff but he has heard that our Staff is inefficient and we are overstuffed and this shows quite the opposite. Just as a check on agenda packet page 46, this is a decrease in wages and if we pass a motion on this would you be making this change immediately. Director of Golf McCloskey said yes, that is correct. Trustee Morris asked if you have someone in mind or perhaps more than
one person in mind. Grounds Superintendent Clouthier said we do have someone in mind and he is working at the Championship Golf Course as a foreman, has been a foreman at both golf courses, and our thought is to move him up to Mountain and then recruit for the Championship.

Chairwoman Wong asked if this is a change he would like and is open to. Grounds Superintendent Clouthier said yes to both. Director of Golf McCloskey said as a note of history the Assistant Superintendent was taken out of the structure in 2011 as a cost cutting effort and during that time it threw a lot onto our Grounds Superintendent’s plate for operational work and thus we need to get him back and this employee has a good collaborative spirit with our Grounds Superintendent and then when we will the role at the Championship Golf Course we will be able to make better use of the Grounds Superintendent’s time.

Trustee Callicrate made a motion to reinstate the Assistant Golf Course Superintendent position title at the Championship Golf Course as a Full Time Year Round position at pay grade 24. Eliminate one of the Golf Course Foreman positions. Reclassify the vacant Mountain Course Superintendent position title, which is currently a 10 month furloughed seasonal manager position at pay grade 30, to a Full Time Year Round Assistant Golf Course Superintendent position title at pay grade 23. Trustee Morris seconded the motion.

Chairwoman Wong asked for any further comment.

Trustee Morris said to whomever made the public comment about cutting costs, this action is proof positive that Staff and the Board are looking at this and he hopes that you saw this agenda item.

Chairwoman Wong, hearing no further comment, called the question, the motion passed unanimously.

E.4. Review, discuss and possibly set the date/time for April 11, 2018 at 6:00 p.m. for the public hearing on the proposed amendments to Sewer Ordinance #2 “An Ordinance Establishing Rates, Rules and Regulations for Sewer Service by the Incline Village General Improvement District” and Water Ordinance #4 “An Ordinance Establishing Rates, Rules and Regulations for Water Service by the Incline Village General Improvement District” that includes
the Utility Rate Increase (Requesting Staff Member: Director of Public Works Joe Pomroy)

Director of Public Works Joe Pomroy asked for any questions on the submitted memorandum.

Trustee Morris made a motion to set the date/time of April 11, 2018 at 6:00 p.m. for a public hearing for the proposed amendments to IVGID Sewer Ordinance No. 2, entitled “An Ordinance Establishing Rates, Rules and Regulations for Sewer Service by the Incline Village General Improvement District” and IVGID Water Ordinance No. 4, entitled “An Ordinance Establishing Rates, Rules and Regulations for Water Service by the Incline Village General Improvement District”. Trustee Horan seconded the motion. Chairwoman Wong asked for any further comment, receiving none, called the question, the motion passed unanimously.

E.5. Review, discuss and possibly set date and time for a Public Hearing for the 2018/2019 Budget for Wednesday, May 23, 2018, 6:00 p.m. and review, discuss and possibly set date and time for a Public Hearing for the Recreation Roll for Wednesday, May 23, 2018, 6:00 p.m. (Requesting Staff Member: Director of Finance Gerry Eick)

Director of Finance Eick gave an overview of the submitted materials.

Trustee Morris made a motion to set the date of a public hearing for the 2018/2019 Budget for Wednesday, May 23, 2018 under the Nevada Revised Statues. The time of the meeting is expected be 6:00 p.m. or as determined by the Board of Trustees. Trustee Horan seconded the motion. Chairwoman Wong asked for any further comment, receiving none, called the question, the motion passed unanimously.

Trustee Morris made a motion to set the date of a public hearing for the 2018/2019 Recreation Roll for Wednesday, May 23, 2018 under the Nevada Revised Statues. The time of the meeting is expected be 6:00 p.m. or as determined by the Board of Trustees. Trustee Horan seconded the motion.
Chairwoman Wong asked for any further comment, receiving none, called the question, the motion passed unanimously.

E.6. Review, Discuss, and Possibly Award a Construction Contract for the Wastewater Treatment Plant Operations Space Reconfiguration Project – 2016/2017 Capital Improvement Project: Fund: Utility; Division: Sewer; Project #: 2523FF1602; Vendor: Walker River Construction, Inc., in the amount of $175,723 (Requesting Staff Member Director of Asset Management Brad Johnson)

Director of Asset Management Johnson went over the submitted memorandum.

Trustee Horan asked if the abatement process accounted for the increase. Director of Asset Management Johnson said it is a component of the increase and that we thought it was right around $100,000 but it got bumped to $130,000 and that this is a case of escalation due to the market in remodel projects. The market is enormously tight thus there is not aggressive bidding. Trustee Horan asked for comment about what the economy is doing to our estimates. Director of Asset Management Johnson said historically our engineers estimate has been within a half of a percent but when you watch over twenty years, you see highs and lows, and as the market accelerates and workforce tightens, the cost increases and the estimates trail. The markets always move faster than estimators do and in a period of not enough contractors, tradesman, etc. to keep up with the residential demand, as a result, is an increase in our costs. Estimates are increasing accordingly.

Trustee Morris said just going through the budgetary exercises it is likely that we will see a reflection in the future projects and we will see some numbers increasing and number going up; Director of Asset Management Johnson said yes, that is correct.

Trustee Callicrate made a motion to award a lump sum construction contract to Walker River Construction, Inc. in the amount of $175,723 for the construction of the Wastewater Treatment Plant Operations Space Reconfiguration Project and authorize Chair and Secretary to execute the contract with Walker River Construction, Inc. based on a review by General Counsel and Staff. Trustee Horan seconded the motion.
Chairwoman Wong asked for any further comment, receiving none, called the question, the motion passed unanimously.

E.7. **Review, Discuss, and Possibly Authorize Multiple Contracts for the Diamond Peak Incline Creek Culvert Rehabilitation Project – 2017/2018 Capital Improvement Project: Fund: Community Services; Division: Ski; Project # 3499Li1101; Vendors: Q&D Construction, Inc in the amount of $25,100, CH2M, Inc, in the amount of $64,000, and Tri Sage Consulting in the amount of $30,000 (Requesting Staff Member: Director of Asset Management Brad Johnson)**

Director of Asset Management Johnson went over the submitted memorandum.

Trustee Morris asked what was the plan for construction. Director of Asset Management Johnson said that construction will occur this summer with the contract award being done in late May, mobilize in August, then all construction occurring August to October due to creek flows. Trustee Morris said so the only commitment is this phase and that we are not committed to the other phases. Director of Asset Management Johnson said that is correct and that the Board is not committing to anything other than the contracts that are being awarded today. We are gaining professional services as well as participation in the design process from Q&D and there is no penalty if we do not execute. Trustee Morris said he appreciates the fact that Staff brought all three contracts to the Board to put sunlight on everything and ensure that there is no confusion about what we are doing. Director of Asset Management Johnson said that this is consistent with the Board’s request, for the sake of transparency, and the discussion is a good thing to do.

Trustee Horan asked if Q&D had a good record for completion. Director of Asset Management Johnson said that they have an excellent construction record and an excellent record with their clients. They have a very successful project track record and they have the greatest number of completed CMAR contracts in Northern Nevada.

Chairwoman Wong said we had a very long discussion on Ski Way and when we embark on any of the Ski Way work will we be redoing anything we are about to pay for. Director of Asset Management Johnson said no and that we are likely going to sink about $4 million underground that will last for over one hundred years.
Trustee Horan said and we are paying cash; Director of Asset Management Johnson said yes, at present. Chairwoman Wong said so we are talking about bonding Ski Way and then talking about paying cash for this project. Trustee Horan said it is what it is. Chairwoman Wong said that she wanted to make sure that all the Board members are okay with that approach. Trustee Morris asked if there was opportunity for federal funding; Director of Asset Management Johnson said yes. Trustee Callicrate said this Board still has an opportunity to discuss how we would fund the construction of the pipe in the time frame for August. Director of Asset Management Johnson said should the Board decide to pivot that they would have to do it quickly and that the Director of Finance would have to walk you through those options and that another option would be to work with Q&D to discuss a postponement and maybe a combination with Ski Way and then do it all in 2019. This would be a surprise to Q&D because the project schedule is aimed to this summer and that the Director of Finance would have to come and talk to you because he doesn’t know that answer.

Trustee Callicrate said that this is critical and has been put off for far too long and that the safety issue is the far bigger issue and that we should move forward with our financing and not conflate this with the other activity because then it comes a part of a gigantic activity. Director of Asset Management Johnson said if the Board wants to fund via debt, he would not recommend combining with Ski Way and to still execute this as an independent project. We are focused on getting Q&D to the field and not trying to lump in Ski Way on this contract. One thing to note is if you use debt in a single issue you have to encumber within three years which gives you some leeway to go quick on one and slower on the other however larger debt becomes a challenge because of execution due to implementation so we are looking at multiple issuances.

Chairwoman Wong said given all the unknowns on Ski Way, she wouldn’t want to back us in. Proceeding on the path is the way to continue and look at all the possible options. We just had a conversation about a similar project with the same amounts and now we are having a different conversation.

Trustee Callicrate made a motion to:

Authorize a Construction Manager At Risk contract with Q & D Construction, Inc. in the amount of $25,100 for the
preconstruction services phase of the Diamond Peak Incline Creek Culvert Rehabilitation Project.

Authorize an additional Task Order with CH2M, Inc. totaling $64,000 for design services during the preconstruction phase of the Diamond Peak Incline Creek Culvert Rehabilitation Project.

Authorize an Additional Services Addendum with Tri Sage Consulting totaling $30,000 for design, constructability, and cost review services during the preconstruction phase of the Diamond Peak Incline Creek Culvert Rehabilitation Project.

Authorize Staff to execute all contract documents based on a review by General Counsel and Staff.

Trustee Horan seconded the motion.

Chairwoman Wong asked for any further comment, receiving none, called the question, the motion passed unanimously.

E.8. Review, discuss, and possibly provide direction/input to draft Board Work Plan and Draft District Strategic Plan (Requestors: District General Manager Steve Pinkerton and Chairwoman Kendra Wong)

District General Manager Steve Pinkerton said that this was the tenth meeting in the last eleven months. Chairwoman Wong said that the Board was going to have a larger conversation but instead moved the process into our Board meetings and asked that Staff update the District’s Strategic Plan.

District General Manager Pinkerton went over the Board Work

**Ordinance 7**

✓ Beach operations will be discussed by Staff at the next meeting (February 21) and then will bring back additional feedback on April 11
✓ April 11 – will set up a date, in the summer, to have a Beaches 101 presentation, that would be recorded, as we need to increase the communication put out to the community so as to get a higher level of information out to the community and that Staff will come back with a
detailed agenda as well as a proposed date for a public meeting that would be well publicized.

**Master Plan/Capital Plan**

- Started that tonight, will be back on the agenda again on March 28.
- On February 21, Staff will be providing a Community Services Master Plan status update as well as the survey results.
- Hoping by March 28 that Staff will be presenting the draft plan or introducing it for calendaring for a future date.
- April or May – have more discussion followed by public meetings/feedback to find out if it includes what the community wanted – summer/fall timeframe.
- Trustees Callicrate and Dent have expressed interest in other capital projects that aren’t under the purview of IVGID so Staff is closely monitoring those other projects that are going on such as Washoe County School District disposing of the old elementary school site as well as others and on April 25 or May 9, Staff will provide a synopsis on the projects that we are not the lead on and which may languish unless we help the lead agency. We want to help people and be the tour guides with projects within our community.

Trustee Morris said it would be good to get knowledge about participation and that the goal, on the Community Services Master Plan, is to get final Board approval in the fall so he wants to make sure that this becomes a reality as he is a little concerned that the Community Services Master Plan has taken some time. He would like to get the draft in March and while he understands the desire to get feedback, he wants to be sure we are going to get this done in the fall. District General Manager Pinkerton said he is pretty comfortable but that once the draft comes out it will depend upon the community participation as it is ultimately the community that will tell you and Staff doesn’t want time to be your enemy.

Chairwoman Wong said it takes us twice as long because of the flex in time spent within our community. District General Manager Pinkerton said that implementation is based on opportunities and that we want to have the flexibility and opportunity to do public/private partnerships.

**Communication**

- Huge amount of work to be done with the IVGID code and the Board will receive an introduction at the next meeting; a lot of work has been done by District General Counsel and Staff on consolidation and this
is something that is appropriate for a GID as we are going to take fifty five years of everything we have attempted to do and start codifying it so everyone can understand it. It is a multi-year process that will stand the test of time and will take time.

**Financial Reporting**

- Ongoing goal is to try and make our financial process more understandable to ourselves and the public and we are going to try and take our budget and have a four-page document, post adoption, to provide to the community. Plan on providing a draft report on June 13 which is after the budget approval.
- In addition, asking for direction about doing a second Staff driven community forum on finances with a focus on the capital improvement process.

Trustee Horan said that this is a very good way to move us forward as we had subcommittees and we had problems with a perceived challenge with the Open Meeting Law. It is incumbent upon us to give one-on-one feedback and thus this is an excellent way to make progress. District General Manager Pinkerton said that the committees were just to provide information and that it is easier to do as a whole so he is looking forward to all working together. Given whatever curiosity you may have, Staff is available to provide background. Trustee Horan said he wanted to hold Staff’s feet to the fire to get this done. Chairwoman Wong added and the Board’s. District General Manager Pinkerton said he wanted the Board to have the ability to make as informed decisions as possible.

District General Manager Pinkerton then stated that a draft Strategic Plan was provided in the packet. Chairwoman Wong asked the Board how they wanted to approach their review – look at it as a whole or go initiative by initiative; any preference. Trustee Morris said we can start in one direction and then go in another. Trustee Callicrate said principle by principle would be easiest.

**Long Range Principle #1**

No changes were made by the Board.

**Long Range Principle #2**

Trustee Dent said that this is our Strategic Plan so he would like to know when adhering to General Accounting Principles and State
regulations became a strategy. Trustee Callicrate said that it is his recall that it is something that we were doing and should continue to do and that we wrote it down because of concerns with the general community and the Board because regardless of who the Director of Finance is that individual is to be on the same page as the Board. We are required to do it, we are doing it, and therefore we put it there to document it. Chairwoman Wong said that there are a lot of accusations coming from community members and even some from Trustees related to our accounting practices and how we compile and if we comply with the law. Trustee Horan said that this important as we cannot exist without doing this so it is a very important principle to adhere to. Trustee Dent said it seems like when setting strategic plans or goals that they are things we can measure so he would like to see something things where we can measure and also what does that mean and how do we measure it. From a goal setting standpoint or strategy standpoint, we need to try to set some of things so we can track or measure them. One example would be getting the Board packets out to the public a week in advance and let’s measure that and then show that measurement and improve upon it. Trustee Callicrate said that there is a goal that alludes to part of what Trustee Dent is talking about and acknowledges that bullet points are easier and more direct and that these are fairly generalized and he too wants to have some measurable and that those could probably have been fleshed out in the yearly operations. District General Manager Pinkerton said that the budgeted initiatives will be added in after the approval of the budget and that Staff is bringing back a draft budget on March 13 and Staff will be outlining those at that time. Trustee Morris said from a strategy level, and referencing agenda packet page 128, he would like to ask Trustee Dent if setting those first is fundamental to our business or should they always be in our principles. As we define those performance measurements, the question is are we measuring the right things and he doesn’t know if that fits into the strategic plan however he is up for having specific measurements. District General Manager Pinkerton said, referencing agenda packet pages 107 and 108 that you can see some of the reporting that Staff does. Chairwoman Wong said that the performance matrix is a moving target that we started using two years ago so we only have a couple of years of measurement. It should be fine-tuned and then ask if we are using the right matrix. Staff and the District General Manager are committed to it and it is built into operations. Trustee Horan said that the key is to go down the pyramid.
District General Manager Pinkerton did note that Staff has been providing periodic updates. Chairwoman Wong asked for any further comments, none were received.

Long Range Principle #3
Trustee Morris said, with the added bullet point on agenda packet page 129, the last bullet point, do we measure a number of different factors. District General Manager Pinkerton said one of the biggest things we have done is Gallup12 which is essentially a 360 of all employees on the supervisor and department. It is an ingenious process and we are doing measurement and have a whole series of tools available. Staff is specifically setting aside time on improving engagement, discussion, and gaining understanding between the supervisor and employees. We have got our baseline and now we are tracking it to see how we can improve that over time within our work teams. Trustee Horan said that quality is always a difficult measurement and that as we get down to the budgeted initiatives we need to identify something substantial and really do a lot better job on what we are going to measure. District General Manager Pinkerton said we have a lot more to work with. Chairwoman Wong asked for any further comment, none were received.

Long Range Principle #4
Trustee Horan said that he wanted to get to if we move the service level, what it will cost. Trustee Morris said it is important to have objective measurements and he would encourage all of us to look for them. District General Manager Pinkerton said that we do a customer community survey as well as use Vermont for more objective data to see how we are doing. Chairwoman Wong asked for any further comment, none were received.

Long Range Principle #5
No changes were made by the Board.

Long Range Principle #6
Trustee Morris said that Trustee Dent’s example about Board packet might well fit in here. District General Manager Pinkerton said that Staff is looking at it with KPI’s. Chairwoman Wong asked for any further comment, none were received.
Chairwoman Wong thanked the District General Manager and Staff for putting this together and noted that all voices of the Trustees were heard and that we appreciate Staff incorporating that into the Strategic Plan. Chairwoman Wong asked that the Board vote, on the next agenda, to receive both documents. District General Manager Pinkerton said on or about May 9, Staff will be bringing back the final Strategic Plan but that we can bring back a preliminary document for the next meeting if that is desired.

F. **APPROVAL OF MINUTES (for possible action)**

F.1. **Regular Meeting of January 24, 2018**
Chairwoman Wong asked for any changes, hearing none, she deemed the minutes approved as submitted.

G. **REPORTS TO THE IVGID BOARD OF TRUSTEES**

G.1. **District General Counsel Jason Guinasso**

District General Counsel Guinasso said that he had no report for this meeting but that the IVGID code will be on the agenda for the next meeting and possibly there will be a decision on an open meeting law complaint as well as a litigation update.

H. **BOARD OF TRUSTEES UPDATE (NO DISCUSSION OR ACTION) ON ANY MATTER REGARDING THE DISTRICT AND/OR COMMUNITIES OF CRYSTAL BAY AND INCLINE VILLAGE, NEVADA**

Trustee Callicrate said that he had a community update and that was that he was called by the parents of one of the “We The People” participants and that the Incline High School team took four out of six item and that they missed one unit by one point thus they did get the wild card spot to go to Washington D.C. and that he is planning on going back to attend this event.

I. **CORRESPONDENCE RECEIVED BY THE DISTRICT**

District Clerk Susan Herron stated that correspondence had been received from Cliff Dobler and Aaron Katz.

J. **PUBLIC COMMENTS** - Conducted in accordance with Nevada Revised Statutes Chapter 241.020 and limited to a maximum of three (3) minutes in duration; see Public Comment Advisory Statement above.
Minutes
Meeting of February 7, 2018
Page 21

Steve Dolan said it would be nice to have public comment after each section and that Mr. Tom O’Connor was upset it had changed and that he wanted him to voice that to have that as well. Mr. Dolan continued that he would like the Board to think about something with the bonds – he thinks we have two more we are still paying for and even though some have sunsetted, previous General Manager Bill Horn had made a promise about those bonds once they sunsetted which didn’t happen so he would caution the Board on looking at another bonds. Staff’s presentation on Ski Way was completely thorough. He learned so much and enjoyed listening to it. One thing is the hope that in the future, Staff doesn’t have to repeat again and again for people who don’t endure it as we seem to have the need to do this historical perspective and he would like to get rid of that so we might have more time for public comment. Regarding that presentation, which was great, we have so many things we are trying to replace. We will all die in 25 to 50 years yet we are replacing with 100 year products so there needs to be a lot of time to talk about a 100 year project; there are options available.

Denise Davis said that she had the opportunity to go skiing today and that she wanted to pass along to the Trustees that it was a great day and our employees at Diamond Peak at happy. She always talks to the lift operators and there were lessons going on and the snow was great. Ms. Davis asked the Trustees how often they tell Staff what a great they are doing. She would suggest the next time you are near Diamond Peak, to stop in and tell them yourself that they are doing a great job. Ms. Davis closed by stating that she doesn’t want public comments after each item as she too has endured all of those meetings when it was that way.

K. REVIEW WITH BOARD OF TRUSTEES, BY THE DISTRICT GENERAL MANAGER, THE LONG RANGE CALENDAR (for possible action)

Staff and the Board went over the long range calendar and Chairwoman Wong pointed out that the Nevada Ethics Commission presentation has been added to the calendar.

L. ADJOURNMENT (for possible action)

The meeting was adjourned at 9:33 p.m.

Respectfully submitted,

Susan A. Herron
District Clerk
Attachments*:
*In accordance with NRS 241.035.1(d), the following attachments are included but have neither been fact checked or verified by the District and are solely the thoughts, opinions, statements, etc. of the author as identified below.

Submitted by Aaron Katz (11 pages): Written statement to be included in the written minutes of this February 7, 2018 regular IVGID Board Meeting – Agenda Item C – Public Comment – Another parcel with multiple dwelling units whose owner(s) currently pay, and for some number of years have been paying, a single Recreation Fee (“The RFF”) and Beach (“The BFF”) Facility Fee(s). When is Staff going to do its job of assessing parcels with multiple dwelling units multiple BFFs and/or RFFs?
WRITTEN STATEMENT TO BE INCLUDED IN THE WRITTEN MINUTES OF THIS FEBRUARY 7, 2018 REGULAR IVGID BOARD MEETING – AGENDA ITEM C – PUBLIC COMMENT – ANOTHER PARCEL WITH MULTIPLE DWELLING UNITS WHOSE OWNER(S) CURRENTLY PAY, AND FOR SOME NUMBER OF YEARS HAVE BEEN PAYING, A SINGLE RECREATION ("THE RFF") AND BEACH ("THE BFF") FACILITY FEE(S). WHEN IS STAFF GOING TO DO ITS JOB OF ASSESSING PARCELS WITH MULTIPLE DWELLING UNITS MULTIPLE BFFs AND/OR RFFs?

Introduction: Although I have stated before and reaffirm that I do not believe it is proper to assess RFFs/BFFs against "dwelling units" rather than "parcels," this is exactly what IVGID does. As the IVGID Board ("the Board") knows, each year at staff's urging, the Board adopts a Report for the Collection of the RFF/BFF on the County tax roll ("the NRS 318.201 Report") which assesses each residential dwelling unit (as opposed to parcel) a RFF and where appropriate, a BFF. If you want evidence of this assertion, please go to pages 94-107 of the packet of materials prepared by staff in anticipation of the Board's regular May 24, 2017 meeting¹ ("the 5/24/2017 Board packet") and examine ¶11(A) at page 103 which states as follows:

"The following annual charges are for the availability of use of the recreational facilities above described, and such charges...shall be collected by the Washoe County Treasurer...(a) $705 annual base Recreation Facility Fee for each dwelling unit, whether such unit stands alone or is part of a multiple unit residential structure and whether or not such unit is separately assessed by the County Assessor; and, an additional $125 annual Beach Facility Fee pertaining to the use of the beaches or boat launching area."

What is a "dwelling unit?" According to IVGID Recreation Roll Policy No. 16.1.1.2.4²:

"any building or portion thereof, which contains living facilities with provisions for sleeping, eating, cooking, and sanitation."

As I and others have complained may times before (the last time being December 13, 2017³), our IVGID staff ISN'T adhering to the Board's "policy" of assessing each "dwelling unit" which is part of a building which consists of multiple "dwelling units" separate RFFs and BFFs. And that's the purpose of this written statement.

How This Dereliction of Duty on IVGID Staff's Part Costs Local Property Owners: Each year when the Board adopts its NRS 318.201 Report in support of a new RFF/BFF, it first determines at ¶11 thereof "the amount of moneys (allegedly) required for the (forthcoming) fiscal year...for the proper servicing of...bonds and...the administration, operation, maintenance and improvement of (identified) ...real properties, equipment and facilities." Once this number is determined, staff divides this amount by the number of dwelling units/parcels its staff have chosen to assess. And the mathematical result becomes each individual parcel's/dwelling unit's RFF and BFF. Therefore for 2017-18 the Board divided a RFF of "about $5,776,700" by 8,194 "dwelling units"/parcels and came up with a RFF of $705/dwelling unit. Similarly, the Board divided a BFF of "969,500" by 7,756 "dwelling units"/parcels with beach access and came up with a BFF of $125/qualified dwelling unit.

It doesn't take a mathematician to understand that if "the amount of moneys required" were divided by more dwelling units, the RFF/BFF for each "dwelling unit"/parcel would presumably be less.

Staff's Steadfast Refusal to Ensure That ALL Assessable "Dwelling Units" Are Paying Their Fair Share of Facility Fees: In the past I and others have identified and called to the Board's and staff's attention some 1,000 or more "dwelling units" which are not being assessed the BFF and/or RFF. Yet staff have done NOTHING to uniformly assess all dwelling units, and past Boards have refused to require staff to adhere to Board Policy. And now I provide evidence of another such dwelling unit which has not and currently is not being assessed its fair share!

530 Spencer Way, Incline Village: Recently this property received public attention due to a fire at approximately 5:33 A.M. on February 4, 2018. What is the configuration of this property? Let me read from the owners' web site description:

"Our Incline Village Lakeview Cabin has a great open feel and a HOT TUB on our deck...4 bedrooms, 2 bathrooms...plenty of room to spread out with 2,000 square feet of living area all on one level accessed by an exterior staircase."

Now let me describe the Assessor's description of the property:

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4 See page 104 of the 5/24/2017 Board packet.
5 See page 107 of the 5/24/2017 Board packet.
6 Something staff over and over assert is their job ("the Board creates policy. it's staffs' job to implement it").
7 "Over the last four years, our two families have been buying and completely remodeling and refurnishing vacation rentals in North Lake Tahoe" (see http://besttahoerentals.com/index.html).
8 Go to http://besttahoerentals.com/lakeview_main.html.
9 See the County Assessor's Property Assessment Data for 530 Spencer Way, a copy of which is attached as Exhibit "A" to this written statement.
"Two story, 6BD/3BA, 2,904 square feet."

In other words, the owners' description omits an apartment of over 900 square feet of first floor improvements consisting of 2 bedrooms, 1 bathroom and in all likelihood a second kitchen, in addition to a 968 square foot garage. Given the lower apartment is part of "a...building...which contains (multiple) living facilities with provisions for sleeping, eating, cooking, and sanitation," the subject property consists of a minimum of TWO "DWELLING UNITS."

Yet Only a Single RFF and a Single BFF Are Being Assessed: It is simple to determine whether a particular parcel is being assessed the BFF and/or RFF and if so, the number of BFFs and/or RFFs. One need simply go to the County Treasurer's web site, type in the street address or APN (in this case 122-134-06), and a copy of the parcel’s property tax bill will appear. This is exactly what I did and a copy of that bill is attached as Exhibit "C" to this written statement.

Note where I have placed an asterisk next to the "tax detail" for this parcel, and IVGID's RFF/BFF. There you can clearly see that rather than two RFFs/BFFs, the owner of this parcel (David Lepre) is being assessed but one RFF and one BFF. In other words, the rest of us who are paying our fair share are paying more than we need to pay! And why? Because our allegedly "professional staff" are not doing their jobs!

Which Means That the Board's Failure to Assess All Residential Parcels With Multiple Dwelling Units Multiple RFFs/BFFs Renders the RFF/BFF Unconstitutional: Listen to Article 4, §21 of the Constitution: "in all cases...where a general law can be made applicable, all laws shall be general and of uniform operation throughout the State." If the IVGID Board will not uniformly assess the RFF/BFF against all dwelling units within IVGID's boundaries, then this refusal renders its BFF/RFF Resolutions unconstitutional.

How Do 16 Occupants, 8 Adults and 8 Children, Only Occupy 4 Bedrooms and 2 Bathrooms? According to the North Lake Tahoe Fire Protection District's ("NLTFPD's") web site, at the time of the fire "the (subject) home, a vacation rental was occupied by 8 adults, 8 children and 2 dogs." Given the Director of the Department of Housing and Urban Development ("HUD") has interpreted "reasonable occupancy" under Fair Housing Standards Act as allowing up to two persons per bedroom, it would be unreasonable for Spencer Way's landlord and tenant(s) to cram 16 persons

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10 Just ask IVGID employee Madonna Dunbar. She represents that she and her husband "used to rent that lower apartment 9 years ago" (see Facebook reply, a copy is attached as Exhibit "B" to this written statement).

11 See https://www.leg.state.nv.us/Const/NvConst.html#Art4Sec21.


13 See pages 2-3 at https://www.hud.gov/sites/documents/DOC_35681.PDF.
(twice the number) into a 4 bedroom home. In all likelihood, the property's ground floor apartment was being occupied by some of these 16 persons.

Like I Said, This is Just Another Example of Literally Hundreds I and Others Have Brought to the Attention of the Board and IVGID Staff. And it's the second one since December 13, 2017! When is the Board going to do something?

NRS 318.203: States that "if a...person has a reasonable belief that a dwelling unit exists that is not currently being charged for services provided by a general improvement district...(he/she) may submit an affidavit to the board of trustees of the district, setting forth the facts upon which the...person bases his or her belief." Once the "board of trustees receives (such)...affidavit (it)...may set a date for a hearing to determine whether the unit referenced in the affidavit is being used as a dwelling unit...If, after the hearing, the board determines that the unit...is being used as a dwelling unit, the board may adopt a resolution by the affirmative votes of not less than two-thirds of the total membership of the board to charge the owner pursuant to NRS 318.197 for the services provided by the district to the dwelling unit."

So is the Board Going to Set a Hearing to Determine Whether 530 Spencer Way Should be Assessed Two RFFs and Two BFFs? And retroactive, no less, to August 12, 2004, given David Lepre Has Owned This Property Since August 12, 2004.

Madonna Dunbar: is an IVGID employee (mod@ivgid.org); a "Resource Conservationist" working out of its Public Works Department. Didn't Ms. Dunbar know that her former abode wasn't paying multiple RFFs/BFFs when she and her husband lived there 9 years ago? Didn't she know this the moment she was hired by IVGID? Didn't she know this when submitting her Facebook reply? And for the $73,644.64 of annual public compensation and benefits, shouldn't the public expect that she will alert senior staff whenever a parcel with multiple dwelling units is not being assessed multiple RFFs/BFFs?

Ms. Dunbar has a history of vocally attacking those in our community who are critical to her beloved IVGID. In fact, she was the one who posted pictures of Jim Clark's campaign signs on Facebook which disparaged my wife's (Judith Miller's) candidacy two years ago for IVGID Trustee. The facts shared herein demonstrate her disingenuous ignorance of multiple dwelling units when the person who is cheating the public is a favored colleague/collaborator rather than critic. This should not be condoned by the Board.

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14 According to pages 94-107 of the 5/24/2017 Board packet the RFF/BFF are "standby service charges" purportedly authorized by NRS 318.197(1) [see http://www.leg.state.nv.us/NRS/NRS-318.html#NRS318Sec197].

15 I have placed an asterisk on Exhibit "C" to this written statement next to the August 12, 2004 acquisition date.
**Conclusion:** Why does a member of the public have to *continue to do staff's job* of ferreting out "dwelling units" not being assessed their fair share of the RFF/BFF? And why is there no consequence to staff for *not doing their job*, especially after relevant facts are brought to their attention? In staff's quest for "under-utilized" revenue, isn't this a simple and inexpensive means (i.e., "low hanging fruit") of generating additional revenues?

And now consider staff's disingenuous assertion that the reason they sold public property with beach privileges identified for public "open space" purposes without express Board approval is because they owe the public the fiduciary duty "to serve the important public purpose of recovering delinquent (facility) fees."\(^{16}\)

**And You Wonder Why Our RFF and BFF are as High as They Are?** I've now provided more answers. Respectfully, Aaron Katz (Your Community Watchdog Because No One Else Seems to be Watching).

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\(^{16}\) See page 513 of the 1/24/2018 Board packet.
### Owner Information & Legal Description

- **Situs**: 530 SPENCER WAY, WASHOE COUNTY 89451
- **Owner 1**: LEPRE TRUST, DAVID A
  - **Mail Address**: PO BOX 60904
  - **San Diego CA 92165**
- **Owner 2 or Trustee**: LEPRE TRUSTEE, DAVID A
- **Record Doc No**: 4427457
- **Rec Date**: 01/16/2015
- **Prior Owner**: LEPRE, DAVID
- **Prior Doc**: 3279302
- **Keyline Desc**: PONDEROSA 5 LT 6 BLK 7
- **Subdivision**: PONDEROSA SUBDIVISION 5
- **Lot**: 6
- **Block**: 7
- **Sub Map#**: Record of Survey
- **Parcel Map#**: Parcel

### Building Information

- **Quality**: R30 Average
- **Stories**: TWO STORY
- **Year Built**: 1971
- **Bedrooms**: 6
- **Full Baths**: 3
- **Half Baths**: 0
- **Fixtures**: 12
- **Fireplaces**: 1
- **Heat Type**: BB HOT WATER
- **Sec Heat Type**: Ext Walls HARDBOARD/FR
- **Roof Cover**: METAL
- **Construction Mod**: 0
- **Units/Parcel**: 1
- **Finished Bsmt**: 0
- **Unfin Bsmt**: 0
- **Bsmt Type**: Gar Conv Sq Foot 0
- **Total Gar Area**: 968
- **Gar Type**: BUILT-IN
- **Det Garage**: 0
- **Bsmt Gar Door**: 0
- **Sub Floor**: WOOL Ins
- **Frame**: FRAM

### Land Information

- **Land Use**: 200
- **Size**: 18,818 SqFt or ~0.432 Acre

### Valuation Information

- **2017/18 Sales/Transfer History**
  - **TV**: 225,000
  - **2018/19 Sales/Transfer History**
    - **V**: 110,675
    - **DOF**: 38736
    - **Assessed Improvement Value**: 78,750
- **2018/19 Sales/Transfer History**
  - **V**: 335,675
  - **DOF**: 38736
  - **Assessed Improvement Value**: 78,750
- **Total Assessed**: 117,486

The 2018/2019 values are preliminary, pending final assessment.
EXHIBIT "B"
Incline Village

North Lake Tahoe Fire Protection District has 7 new photos

Structure Fire at 530 Spencer Way

At approximately 5:33 a.m. February 4, 2018 North Lake Tahoe Fire Protection District (NLTFFD) fire personnel responded to a small structure fire. NLTFFD was able to extinguish the fire with minimal damage. Fire personnel are currently investigating the cause of the fire.

Todd C. Disbrow Too close to home. Any word on the cause?

Ron Mcfarland Great job

Kathy Fillmore Thanks for sharing; I was wondering where all the smoke was coming from. Glad everyone’s OK.

Madonna Dunbar Wow! We used to rent that lower apartment 9 years ago!
EXHIBIT "C"
## Bill Detail

### Washoe County Parcel Information

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**Current Owner:**
LEPRE TRUST, DAVID A  
PO BOX 60304  
SAN DIEGO, CA 92166

**Situs:**
530 SPENCER WAY  
INCL NV

**Taxing District:**
Legal Description

**Subdivision Name:** PONDEROSA SUBDIVISION 5 Lot 6 Block 7 Township 16 Range 18

### Installments

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**Total Due:** $1,175.70

### Tax Detail

**Incline Recreati**
- Gross Tax: $830.00
- Credit: $0.00
- Net Tax: $830.00

This is a break down of the "Incline Recreati" funds...

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</table>

**Incline Village**
- $138.87 ($6.09) $132.78

**North Lake Tahoe 2**
- $739.10 ($32.39) $706.71

**State of Nevada**
- $199.73 ($8.75) $190.98

**Washoe County**
- $1,635.05 ($71.65) $1,563.40

**Washoe County Sc**
- $1,337.58 ($58.62) $1,278.96

**LAKE TAHOE WATER BASIN**
- $0.20 $0.00 $0.20

**Total Tax:** $4,880.53 ($177.50) $4,703.03

### Payment History

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