



**Incline Village General Improvement District
Board of Trustees**

*Michaela Tonking, Chair
Michelle Jezycki, Vice Chair
Mick Homan, Treasurer
Dave Noble, Secretary
Raymond Tulloch, Trustee*

MEETING SYNOPSIS

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT BOARD OF TRUSTEES

HELD IN INCLINE VILLAGE ON WEDNESDAY, JULY 22, 2026

*Viewing available by clicking the link and choosing BOT Meeting 06.10.2026 at <https://ivgid.portal.civicclerk.com/event/743/media>

The meeting of the Incline Village General Improvement District (IVGID) Board of Trustees was called to order at 4:00 PM on July 22, 2026, in the boardroom at 893 Southwood Boulevard, Incline Village.

Pledge of Allegiance was led by Chair Michaela

Roll call noted Trustees present: Mick Homan, Dave Noble, Ray Tulloch, Michaela Tonking, and Michelle Jezycki.

Initial Public Comment

The meeting opened with a public comment from Michael Gross regarding the new flagpoles and the TRPA approval for the war memorial placement. He proposed the amended language to the grant agreement to protect the memorial's sanctity from competing donor plaques.

Approval of the Agenda

The agenda was approved with one change: moving the Veteran War Memorial Plaza item (H.6) up to H.2 to accommodate Mr. Gross.

Board of Trustee and Committee Updates

Vice Chair Michelle Jezycki reported on a productive meeting regarding the boat parking

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program, noting that all 40 current spaces are sold out. She also shared positive feedback on moving the bandstand at Ski Beach for "Music on the Beach."

Chair Michalea Tonking provided an update from the Golf Committee, noting that course maintenance, pace of play, and service levels of staff have received high marks from the community. She additionally mentioned the golf cart advertisements, and possible signage to be agendaized for the next Golf Committee meeting

Trustee Mick Homan summarized the audit committee meeting, announcing Vito Brandle's re-election as chair. He noted that the 2025 single audit was formally accepted and that the Tyler software implementation remains on track despite some timing adjustments.

Trustee Homan also addressed public records requests, noting a high concentration from a few households, and mentioned that all but one material weakness in the controls finding have been cleared.

District General Manager's Report and Transportation Services

General Manager Robert Harrison recapped the Fourth of July events, clarifying that Tahoe Fireworks managed the fireworks program, while the District managed the activities that took place on the beach and related traffic management in the immediate beach area.

GM Harrison reported that Washoe County declined to extend the senior transportation contract or sign an indemnification agreement. The District will fulfill existing appointments through July 31st for about ten individuals but will refer future needs to Washoe County.

Vice Chair Michelle Jezycki emphasized the need for better community messaging to reduce anxiety among seniors. The board agreed to post facts and county contact information on the Districts social media pages.

GM Harrison clarified that while the District provided transportation services under contract with the County, transportation services are not delegated power in the Nevada State Statutes. Washoe County is the legally responsible party for these services.

Financial Operations and Audit Progress

Director of Finance Noemi Barter provided an audit update, stating that the check register and payroll listings for fiscal year 2026 have been uploaded for auditors who will begin work on August 31st.

The District decided against purchasing "Executive Insights" for the Tyler system due to cost, opting instead to use existing "Hub" resources for internal reporting.

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Director Barter reported a total cash balance of \$61 million, with \$37 million in investments. She plans to meet with Wells Fargo in August to seek better investment rates, targeting above 4%. The board discussed the "Enterprise Asset Management" module, a work order system for the fleet department that will be implemented over the next six months.

Classification, Compensation, and Workforce Demographics

Director of Human Resources Eric Milavsky and consultant Malayna Halverson Maes presented the classification and compensation study. The study recommends a compensation philosophy targeted at the 50th percentile (market average).

The demographic analysis revealed that 25% of the workforce is aged 60 or older with high tenure, while 24% is under age 40 and considered more mobile.

The new proposed model combines union and non-union schedules into one system with a 40% salary range spread to provide hiring flexibility.

Trustees emphasized the importance of marrying this study with a rigorous annual performance rating system to hold employees accountable and justify merit increases.

Recreation Reports and Commercial Watercraft Pilot

Recreation Operations Manager Adia van Peborgh reported that the Fourth of July was successful with minimal incidents. While beach attendance was high, the Rec Center and tennis facilities saw a decrease in numbers compared to the previous year when beaches were closed.

Recreation Operations Manager Adia Van Peborgh noted that the administrative burden of tracking individual launches via punch cards has increased because non-pass holders must be manually entered into the system.

Vice Chair Michelle Jezycki suggested exploring commercial rates for boat launches, though Chair Michaela Tonking noted potential complications regarding TRPA legality for some businesses.

Consent Calendar Contract Agreements

The board approved the consent calendar, authorizing several contract agreements including: the purchase of snowmaking pumps, an agreement with Shaw Engineering LLC for lower mountain access, the fire hydrant replacement project, and change order increases for the following vendor purchase orders: Southern Blazer Wide Ski and Cisco Finance USC.

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Incline Sports Arena and Workforce Housing Proposal

David Keller and Jenny Molinelli presented a proposal for an indoor sports arena and 44 workforce housing units at 771 Southwood Boulevard.

Keller presented that the Reno Housing Authority's low-income, and very low-income housing proposal does not fit Incline Village's needs, as local teachers, first responders, and other workforce support businesses needed in this area earn too much to qualify for RHA housing but cannot afford market rents.

The board discussed the potential for private funding and the need for a holistic look at District properties, including 893 Southwood.

The board voted 4-1 to allocate five hours per month of the District General Managers' time to explore the feasibility of the project and voted unanimously to draft a letter of support to the Tahoe Transportation District (TTD).

Legislative and Administrative Approvals

The board approved an amendment to the Michael Gross Family Charitable Fund grant agreement to ensure the sanctity of the war memorial.

A public hearing was scheduled for August 12, 2026, at 4:30 PM to discuss amendments to the solid waste collection ordinance (Ordinance No.1).

The purchase of 58 new EZGO gas golf carts for the Mountain Course was approved for an amount not to exceed \$400,000. EZGO was selected over Club Car due to the durability of their steel frames on hilly terrain.

The board approved an amendment to Practice 2.11.0 to allow for the creation of an investment advisory committee.

Meeting times for the winter months were adjusted to start at 5:00 PM beginning in November to accommodate trustee work schedules.

Suggested Action Items

- District General Manager Harrison and Board Chair Michaela Tonking to reach out to the county commissioner for feedback on the transition of senior transportation services.
- Staff to post a fact-based update on District social media pages (Facebook) regarding senior transportation changes, including the county's contact information.

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- Director of Finance Noemi Barter to conduct a meeting with Wells Fargo in August to analyze investment options and potential rates.
- Director of Human Resources Eric Milavsky to continue developing an annual performance rating system that aligns with the new compensation study.
- Director of Community Services Mike Bandelin, Recreation Operations Manager Adia van Peborgh and the recreation team brainstorm traffic and staffing adjustments for next year's Fourth of July events.
- District General Manager Robert Harrison authorized for approximately five hours per month to collaborate with the Incline Sports Arena project team on feasibility and business operations.
- The Board of Trustees to draft a letter to the TTD expressing support for exploring the Incline Sports Arena and workforce housing proposal.
- District Clerk Heidi White to add a discussion regarding the 893 Southwood property to the November 11th board meeting agenda and update the long-range calendar to reflect 5:00 PM start times for Board meetings starting in November.

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