



**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, September 23, 2026

*Viewing available by clicking the link and choosing BOT Meeting 09.23.2026 at: <https://ivgid.portal.civicclerk.com/event/756/media>

This summary outlines **what actions the Board took**, along with **major discussions and updates** important to the Incline Village/Crystal Bay community.

The IVGID Board of Trustees began at 4:00 PM.

Trustees Mick Homan, Dave Noble and Vice Chair Michelle Jezycki were present during roll call.

Chair Michaela Tonking was excused, and Trustee Ray Tulloch called in by phone at 4:05 p.m. and arrived in the Boardroom at 4:41 p.m.

Initial Public Comments

The meeting opened with a series of public comments regarding various community concerns.

Jim Cable – Commented that the Snowflake Lodge project lacks financial feasibility, carries significant cost risks, and should be reconsidered.

Incline Village General Improvement District

Incline Village General Improvement District is a fiscally responsible community partner which provides superior utility services and community-oriented recreation programs and facilities with passion for the quality of life and our environment while investing in the Tahoe basin.

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Frank Wright – Expressed opposition to the project, citing high costs, lack of permitting due diligence, and strong community skepticism.

Leo Craft – Voiced support for improving Snowflake Lodge, noting its exceptional scenic value.

Valerie Flynn – Supported Snowflake Lodge improvements but urged prioritization of needed Recreation Center upgrades.

Chris Nolet – Reported ongoing tree-poisoning incidents at Burnt Cedar Beach and described collaborative efforts to encourage public information leads.

Cliff Dobler – Raised concerns about projected costs and financial assumptions of Snowflake Lodge, citing district history of losses in similar operations.

Harry Swenson – Opposed advancing design work without defined requirements or regulatory feasibility and recommended focusing on renovation and lift replacement.

Ellie Dobler – Supported a modest remodel of Snowflake Lodge but opposed an event center, emphasizing prioritized Recreation Center needs.

Aaron Katz – Criticized the procurement process for the design contract and objected to expanding business-oriented facilities.

Jeff Martin – Stated he had no comments but was listening to follow the discussion.

Rick Marshall – Supported moving forward with long-identified improvements to Snowflake Lodge, emphasizing the need to modernize aging facilities.

Patricia McKowen – Supported improvements, citing comparable mountain venues and noting poor existing lodge conditions.

Board Updates

Trustee Mick Homan provided a lengthy update addressing what he characterized as misinformation regarding the district's recreation fee. He defended the fee as essential for supporting capital and operating costs of facilities like the beach and golf courses, noting that its validity was upheld by the Nevada Supreme Court. He specifically warned residents against donating to a proposed lawsuit to challenge the fee, questioning the credibility of the legal representation involved. This led to a heated exchange with Trustee Ray Tulloch and members of the public, who viewed the speech as a political maneuver.

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Workforce Housing Presentation

Rick Burkett of Burkett Development Group delivered a presentation on the distinctions between affordable and workforce housing. He explained that affordable housing typically caps at 80% of the Annual Median Income (AMI), which often excludes "missing middle" workers like teachers and tradespeople. Burkett highlighted that Nevada's recent legislation (AB 540) allows workforce housing to target up to 150% AMI. He argued that Incline Village should focus on workforce housing to accommodate local employees who currently commute from outside the basin, noting that 53% of the workforce commuted as of 2021. He also expressed interest in the 771 Southwood Boulevard property for a workforce housing project.

Financial Reports

Finance Director Noemi Barter presented the July 2026 financial reports. She noted that cost of goods sold (COGS) for food and beverages had not been accurately reflected in recent reports due to point-of-sale system issues, but staff is working to streamline inventory counting to fix this. She estimated July COGS at approximately 24.5% for the beaches.

Consent Calendar

The Board unanimously approved the revised master software agreement with Aspenware Internet Solutions, Inc. for an E-Commerce Platform for the Diamond Peak Venue

Snowflake Lodge Replacement Design Contract

The board discussed a professional services agreement with CCY Architects for the 30% design phase of the Snowflake Lodge replacement. Project Manager Bree Waters explained that the 1987 master plan already included an expansion that was never realized. The \$811,332 contract covers a 26- to 28-week process involving 3,500 hours of work across eight consulting firms. Waters emphasized that this phase is purely for schematic design and community engagement, not a final commitment to construction or a specific financing plan. Public Works Director Kate Nelson noted that a separate contract for pre-construction services would be brought to the board in October.

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A significant portion of the meeting was dedicated to a dispute over an independent survey conducted by Trustee Ray Tulloch via Flash Vote. Vice Chair Michelle Jezycki and Trustee/ Board Treasurer Mick Homan criticized the survey as unauthorized, biased, and containing misleading figures, such as a \$4,600 per parcel assessment. Trustee Tulloch defended the survey as a necessary effort to gauge community sentiment, which he felt had been ignored.

The board also discussed potential conflicts of interest regarding Trustee Tulloch's employment at a competing regional ski resort. Legal Counsel David Rigdon advised that while he could participate in factual discussions, he should abstain from voting if a conflict was perceived. Trustee Ray Tulloch ultimately abstained from the vote on the CCY Architects contract, which passed 3-0.

Long Range Calendar

The board reviewed the long-range calendar, adding items for October 14th including a budget augmentation, the pre-construction services award for Snowflake Lodge, and an agreement with Achievement Tahoe. The November 18th meeting will include a reimbursement resolution for a Snowflake Lodge bond.

Final Public Comments

The meeting concluded with final public comments from residents expressing frustration over the lack of a formal community-wide survey and the perceived "ganging up" on Trustee Ray Tulloch by other board members.

Suggested Action Items

- Director of Finance Noemi Barter to implement streamlined processes for inventory counting to ensure accurate COGS reporting in monthly financial statements.
- Director of Public Works Kate Nelson to provide estimates for staff time costs associated with the Snowflake Lodge 30% design at a future meeting.
- Chair Tonking to contact Heidi regarding scheduling conflicts for the November 18th board meeting.

Adjournment The meeting of the IVGID Board of Trustees adjourned at **6:24 p.m.**

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