



**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, OCTOBER 14, 2026.**

*Viewing available by clicking the link and choosing BOT Meeting 10.14.2026 at: <https://ivgid.portal.civicclerk.com/event/746/media>

Meeting opening and public comment

The Incline Village General Improvement District Board of Trustees meeting was called to order at 4:00 p.m. on October 14, 2026, at 893 Southwood Boulevard.

All Trustees - Mick Homan, Michelle Jezycki, Dave Noble, Ray Tulloch, Michaela Tonking and all three Trustee Candidates - Ryan Brooks, Dave Noble, and Harry Swenson—were present.

Public Comments

Public comments opened with a dispute over the tennis-center reconstruction schedule.

Cliff Dobler - Raised concerns about the delay of the tennis-center reconstruction, questioning whether anticipated changes in material pricing justified postponing the project. The General Manager later clarified that the timing concerns related to the possibility of receiving bids that exceed the project budget and the risk of pushing completion significantly further out.

Several speakers raised concerns about the proposed Snowflake Lodge project and how it might affect parcel owners.

Lynette Cardinale - Clarified that the figure in her Snowflake Lodge flyer was hypothetical and based on discussions at prior board meetings. She objected to candidate Ryan Brooks calling the flyer misinformation.

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Frank Wright - Warned that the district had already invested in Snowflake Lodge planning without necessary external approvals and expressed concern that parcel owners could ultimately bear project costs.

Harry Swenson - Challenged Trustee Homan's prior public-comment responses and disputed statements about TRPA approval, taxes, and resident criticism.

Vice Chair Michelle Jezycki later emphasized that no Snowflake Lodge financial commitment had been made and that the board was still exploring options, without having discussed how the project would be paid for.

Chris Nolet - Sought community Assistance for information leading to an arrest and conviction or guilty plea in the Burnt Cedar Beach tree-poisoning case, citing a total reward of \$147,000, more than 25 affected trees, and six vandalism incidents since 2022, including three that summer. He gave Detective Crystal Martucci's number (775-328-3001) and case number 26-4225. Mr. Nolet also said a previously discussed plan to keep tree vandalism on board agendas and translate the September 18 press release into Spanish had not yet been carried out and urged prompt community outreach.

Judy Miller - Expressed concern about the local property-tax burden, the lack of cost estimates for several district projects, and general district operations. She advocated for a parcel-utilization study and questioned the district's role in hosting certain non-recreational or commercial activities. She and others also thanked the organizers of the recent Candidate Forum.

The board approved the agenda after moving consent item I4 to general business as G6.

Board Updates

Vice Chair Michelle Jezycki provided clarification and noted that trustees review the large board books and seek information from staff before meetings; she reiterated that Snowflake Lodge remained in an options-review stage, with no board commitment or funding plan.

Trustee Dave Noble said he had posted an article on Incline Together describing the review steps. Vice Chair Jezycki also expressed frustration about the delay in responding to the Burnt Cedar tree vandalism.

Chair Michaela Tonking reported that the Golf Committee supported transitioning to nine holes near the end of next season rather than extending the current arrangement another year. Staff will explain how handicap recording will work when players play the same nine twice.

Public Hearings on Sewer Ordinance No. 2, and Water Ordinance No. 4

The board approved the business-impact statements for sewer Ordinance No. 2 and water Ordinance No. 4, 5–0. Staff had notified commercial customers and received two comments about difficulty finding information, not about the business impact.

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Resolution No. 1930, amending sewer Ordinance No. 2, passed 5–0.

Director of Public Works Kate Nelson said the changes update definitions, remove obsolete provisions, make housekeeping changes, and address newly adopted Washoe County ADUs.

Resolution No. 1931, amending water Ordinance No. 4, also passed 5–0. The amendments align definitions with the sewer ordinance, remove obsolete provisions, and address ADUs. In response to a question about restricting district-water connections to rooftop and perimeter wildfire-suppression systems,

Director of Public Works Kate Nelson said the district system could not meet the demand if such systems were widely connected. Property owners may use district water to fill their own tanks but not maintain a direct connection; lakefront owners may also apply for a lake intake through the Nevada Division of Water Resources.

General Business - Budget Transfer and Lobbying Agreement

The board approved, 5–0, a budget transfer moving parks payroll costs from the internal services fund to the community services fund. Director of Finance Noemi Barter said the change simplifies accounting by keeping the expenses in the parks subfund, does not increase the approved budget, and splits the costs 50/50 between parks and beaches. The transfer will be reported in the next quarterly state report. She said parks hours and spending are being closely monitored, with no unexpected budget deviations identified.

District General Manager Robert Harrison presented the proposed Bullpen Innovation Consulting agreement after an RFP process involving four submissions and interviews with three firms on October 6. The evaluation considered Nevada GID experience, legislative expertise and relationships, client capacity, and conflict management. The proposed term was two years at \$90,000 annually (\$7,500 monthly; \$180,000 total).

The intended work includes bill tracking and pursuing the board's legislative priorities, including effluent-water use for potential fires, possible district participation in short-term-rental revenue, and work with Washoe County. Bullpen's John Griffin noted that a legislative session can involve roughly 1,600–1,800 bills and that the firm could also work on issues outside the session. The firm said it could provide weekly tracking reports, adjust the reporting cadence, and flag urgent developments in real time. The agreement is terminable on 30 days' written notice. Trustee Ray Tulloch questioned the value and year-two cost, citing a prior contract that he understood had produced no positive return, and voted against approval. The board approved the agreement 4–1.

Jacks Valley Ranch effluent proposal

The board discussed, but did not approve, a proposed 30-year Jacks Valley Ranch (JVR Ranch) effluent-revenue agreement for \$7,000 annually with CPI adjustments. JVR Ranch acquired the former Schneider Ranch property. A key concern was that the proposal appeared to allow unlimited water use after a \$2,000 fee if usage exceeded the 100-acre-foot allotment. Trustee Dave Noble called for a firm 100-acre-foot cap and said any additional water use should require a new agreement.

Director Nelson said the wetlands receive water year-round, but irrigation-season use by the golf course

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and ranch reduces flows; water tends to build in some wetland cells later in the year, around November through January, and a spring also feeds the wetlands. Board members worried that seasonal withdrawals could harm the wetlands and hunting program, whose revenues exceed the proposed \$7,000 payment. The prior Schneider Ranch use was about 100 acre-feet annually but historically had not been capped; the agreement with Clear Creek is for 40 years.

The proposed payment was described as about 21 cents per 1,000 gallons, compared with a prior rate of 33 cents per 1,000 gallons. Trustee Noble favored using the prior 33-cent rate; staff noted that the last substantial recorded use was in 2022. Board Members also questioned the proposed 30-year term, with a 10-year term and two 10-year options suggested. The board's direction was to revisit the agreement with a 100-acre-foot cap, consider the higher rate and CPI adjustment, examine seasonality and effects on wetland hunting, and reconsider the term. No final agreement was approved.

Reports to the Board

District General Manager Robert Harrison reported that staff and engineers had discussed bidding the tennis reconstruction in fall versus spring. His concern was that asphalt, and diesel prices could push bids above budget; waiting could move completion to 2028.

Board members supported waiting, and Trustee Mick Homan also cited newer court usage data that raised questions about whether seven tennis courts were warranted and whether space could be repurposed for pickleball. Trustee Tulloch said he had raised utilization concerns for several years. Staff said the courts have dead spots affecting play quality but no known trip-and-fall hazard. No formal tennis project vote was taken.

Finance Director Noemi Barter reported that the audit partner had reviewed the financial statements and that she anticipated a final draft by the end of the week, while not disclosing when the final draft will be presented. The single audit was mostly complete but awaited the federal compliance supplement; it is due March 31, and she expected the district to meet that deadline even if the supplement arrived in December.

The first Tyler EAM session had gone smoothly, and the team was pushing to accelerate implementation. Finance staff were also working on Hub reporting, capital assets, inventory, and more frequent bank reconciliations. An investment advisory firm has been selected; staff planned to review cash flow and update the investment policy, with an item expected at the November board meeting. Director Barter also noted an internal service fund deficit in the reports and said she and the budget analyst were reviewing July and August budget-to-actuals and correcting billing and recording processes.

The following Consent Calendar Items were approved: Board of Trustees Meeting Minutes for September 9 and September 23, 2026, and the four-year bulk-fuel purchase with Hunt Oil of California. Approved by a 5–0 vote.

Long-Range Calendar Discussion

Chair Michaela Tonking proposed adding legislative updates and tree-vandalism updates to the long-range calendar and scheduling a tennis discussion during winter or by early spring.

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Vice Chair Michelle Jezycki asked that the financial assumptions and contract materials for the November 10 agenda be provided as early as possible, given the number of substantial capital and financial decisions expected at that meeting.

Final Public Comment

In final public comment, Chris Nolet questioned language in the financial report that attributed higher expenses to certain capital projects, suggesting that the descriptions may need clarification. He also explained that a recent payroll transfer was simply a movement between funds and did not affect overall operating results.

Denise Davis reported that the trustee-candidate forum had drawn about 100 people in person and 40 online, with nearly 150 video views by that day. She noted that another community forum would be online-only Friday, ahead of voting beginning Saturday at the library, and said the meeting link was available through Nextdoor or by emailing ivcbcommunityforum@gmail.com.

Cliff Dobler Revisited concerns about the tennis-center's financial performance, citing notable declines in revenue, visits, and memberships for the referenced period. He encouraged the board to consider a smaller number of courts rather than the current proposal and questioned the relationship between merchandise inventory levels and sales. He also noted discrepancies between published project-cost figures.

The meeting concluded at 5:24 p.m.

Suggested Action Items

Keep Burnt Cedar tree vandalism visible on upcoming board agendas and arrange the previously discussed Spanish translation and broad distribution of the September 18 press release.

Incorporate legislative and tree-vandalism updates into the board calendar, and schedule the tennis-use and project discussion for winter or early spring.

Rework the JVR Ranch effluent proposal and bring it back addressing a 100-acre-foot cap, water-use seasonality and wetland/hunting impacts, price and CPI adjustment, and contract term.

Have staff explain handicap recording when the golf course transitions to playing the same nine holes twice.

Review cash flow and update the investment policy for the November board meeting.

Provide the November 10 meeting's financial assumptions and contract materials as early as possible.

Continue reviewing July and August internal-service-fund budget-to-actuals and resolve the related billing and recording issues.

Adjournment The meeting of the IVGID Board of Trustees adjourned at **5:24 p.m.**

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