

Tahoe Keys Property Owners Association
Board of Directors Executive Session
January 19th, 2022 9:00 A.M.; Pavilion
AGENDA

A. CALL MEETING TO ORDER

Call to Order

Roll Call: Peterson Halleran Silveira Norem McCammon Cefalu Shepherd
 Wooldridge - General Manager Blumenthal - Operations Manager Finkelstein –
Administrative Clerk

Proof of Notice of Meeting and Agenda Posting

B. ADMINISTRATIVE & PROCEDURAL MATTERS / CORRESPONDENCE

9:00 am - 9:15 am

Item #	Item	Responsible Person(s)	Page #
22-001	Changes to the Agenda	Peterson	-
22-002	Administrative and Procedural Matters/Correspondence	Peterson	-
22-003	2022 Board Meeting Schedule	Peterson	5
22-004	Approval of the November 17 th , 2021 Board of Directors Executive Session Minutes, the December 10 th , 2021 Joint Board of Directors and Long Term Facilities Committee Executive Session Minutes and the December 14 th , 2021 Board of Directors Executive Session Minutes	Peterson	6

C. CONSENT AGENDA ITEMS

9:15 am – 9:25 am

Item #	Item	Responsible Person(s)	Page #
22-005	PERSONNEL – Section 2.05(g) ACC Reporting (Contract Requirement)	Wooldridge	16
22-006	PERSONNEL – Section 2.05(i) Disciplinary Matters Reporting (Contract Requirement)	Wooldridge	17
22-007	LEGAL – Richardson-Ober-DeNichilo LLP – Architectural Control Committee (ACC) – December 2021 Executive Session Minutes	Wooldridge	18

D. BOARD ACTION ITEMS – MEMBER DISPUTES AND DISCIPLINE

9:25 am – 11:00 am

Item #	Item	Responsible Person(s)	Page #
22-008	TKPOA Owner, Renter, Vacation Renter, and Operational Rule Violation Log	Blumenthal	20
22-009	Membership Disciplinary Hearing for Delinquent Assessments	Blumenthal	-
22-010	Vacation Rental Violation	Blumenthal	-

E. BOARD ACTION ITEMS – PERSONNEL MATTERS

11:00 am – 12:00 pm

Item #	Item	Responsible Person(s)	Page #
22-011	Status of Recruiting and Staffing Activities	Wooldridge	23
22-012	Notice of Rule Change: Operating Rules for Association Committee Appointments and Board Review	Blumenthal	-

F. BOARD ACTION ITEMS - CONTRACTS

12:20 pm – 1:30 pm

Contract #	Item	Responsible Person(s)	Page #
22-013	Discussion and Potential Negotiation of Tahoe Keys Water Company (TKWC) – Program Management Contract	Wooldridge	24
22-014	Discussion and Potential Negotiation of Contract for Temporary TKWC – Lake Tahoe Water Operation Management (LTWOM) Management Contract	Wooldridge	28
22-015	Discussion and Potential Negotiation of Contract for Tahoe Keys Water Evaluation – South Tahoe Public Utility District (STPUD)	Wooldridge	37
22-016	Discussion and Potential Negotiation of Contract for Tahoe Keys Village Docks and Enforcement of Cove 5 Document No: 38008 Restated and Amended Covenant Running with the Land.	Wooldridge	39

G. BOARD ACTION ITEMS – LITIGATION/ POTENTIAL LITIGATION

1:30 pm – 3:00 pm

Item #	Item	Responsible Person(s)	Page #
22-017	Downey Brand LLP – Lahonton Regional Water Quality Control Board (LRWQCB) Issuance of Tahoe Keys Lagoons Aquatic Weed Control Methods Test – National Pollution Discharge Elimination System Permit	Wooldridge	-
22-018	Brownstein Hyatt Farber Schreck LLP – Tahoe Keys Marina and Yacht Club (TKM&YC) Proposed Settlement Agreement 1PM	Wooldridge	43
22-019	Brownstein Hyatt Farber Schreck LLP – SC2020 – 0418 TKPOA vs. TKM&YC – East Channel Bulkhead Replacement Project	Wooldridge	108
22-020	Richardson-Ober-DeNichilo LLP – TKPOA Corporate Yard Project – Membership Notification	Wooldridge	-
22-021	Richardson-Ober-DeNichilo LLP – Lake Tallac Parcel – Property Sales and Property Easements	Wooldridge	126
22-022	Richardson-Ober-DeNichilo LLP – Declaration of the Covenants, Conditions and Restrictions (CC&R’s) Fifth Draft	Wooldridge	-
22-023	Richardson-Ober-DeNichilo LLP – Legal Review of CC&R’s Non-Conforming Structures – and ACC Revise Rule	Blumenthal	129

22-024	Discussion and Potential Approval of TKPOA Accounting Department Recommendations – Next Steps Regarding Delinquent Accounts	Havard	135
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H. STATUS OF FOLLOW UP ITEMS FROM PRIOR MEETINGS

I. SUMMARY OF MEETING FOLLOW UP ITEMS

J. UPCOMING MEETINGS ANNOUNCED

K. GENERAL COMMENTS/EVALUATE MEETING

L. ADJOURNMENT

Note: This agenda is posted in conformance with TKPOA procedures. This meeting is not open to TKPOA Members.