

Tahoe Keys Property Owners Association
Board of Directors Regular Open Meeting
February 16th, 2022 5:00pm Pavilion
AGENDA

Agenda posted on February 10th, 2022

Members may also attend the meeting via online Zoom web conferencing. Instructions are available on the TKPOA website, www.tkpoa.com.

A. ANNOUNCEMENTS

5:00pm – 5:05pm

1. **Call to Order – Pledge of Allegiance**
2. **Roll Call** - Peterson Halleran Silveira Norem McCammon Cefalu Shepherd
 Wooldridge - General Manager Blumenthal - Operations Manager Finkelstein –
Administrative Clerk
3. **Declaration of Intent to Record Meeting**

This meeting will be digitally recorded to assist in capturing the minutes. Recordings are deleted after minutes are completed. Members attending the meeting are prohibited from using any sort of recording device during the meeting. This includes audio recorders, video recorders or any type of camera (including cell phone cameras).

4. **Review of Information Available on the TKPOA Website for Today’s Meeting**
5. **Proof of Notice and Agenda Posting**
6. **Review of Webhosted Conference Call Instructions**

B. ADMINISTRATIVE & PROCEDURAL MATTERS / CORRESPONDENCE

5:05 pm - 5:25 pm

Item #	Item	Responsible Person(s)	Page #
22-105	Changes to the Agenda/ Approve Agenda	Peterson	-
22-106	Executive Session Report	Peterson	-
22-107	Approval of the January 19 th , 2022 Board of Directors Open Board Meeting Minutes.	Peterson	10
22-108	Committee Reports/Minutes <ul style="list-style-type: none"> • Architectural Control Committee (ACC) – Standing Committee – January 13th, 2022 • Water Quality Committee – Standing Committee • Finance Committee – Standing Committee – January 25th, 2022 • Tahoe Keys Water Company (TKWC) Long Term Facilities Plan Oversight Board Subcommittee • Planning and Budgeting Working Group – Board Subcommittee – January 24th, 2022 • Cove Advisors – Standing Committee • Tahoe Keys Vision – Ad Hoc Committee – January 14th, 2022 • Lake Tallac Property Owners Property Options – Ad Hoc Committee • CC&Rs and Bylaws Communication – Ad Hoc Committee • Tahoe Keys Waterways Restoration Fund (TKWRF – 501 	Peterson	16

	(c) 3 – El Dorado Community Foundation Subcommittee		
22-109	Treasurer’s Financial Report Review and Potential Approval of Financial Reports and Income Statements – December 2021	Silveira	23

C. GUIDELINES FOR CONDUCTING BOARD MEETINGS

D. MEMBER COMMENTS

5:35 pm – 5:50 pm

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22-110	Member Comments	Peterson	26

In order to give you an opportunity to address the Board, and in compliance with Civil Code Section 4925 and 5000(b), we’ve set aside a period of time for members to provide their comments to the Board. We ask that you document your issue(s) by completing the TKPOA Member Comments Form to assist us in documenting your issue. If you have not already filled out a Member Comments Form, please do so now and hand it to the Administrative Clerk. The forms are located at the entrance where you came in. When you are recognized, please come up to the lectern. Begin by stating your name and address for the record and please limit your comments to three (3) minutes per member. If someone else has already stated the issue, but you have something else to add to it, please raise your hand to be recognized. Due to time constraints the Board may limit participation to once per member. Those members attending the Board meeting via online webinar conference call, may email their member comments directly to the Administrative Clerk at L.Finkelstein@tahoekeyspoa.org. Please wait to be recognized by the Board President and TKPOA Staff will unmute your microphone so you can make your comments. Thank you for your cooperation and adherence to this Member Comments Policy.

D. CONSENT CALENDAR

5:50 pm – 5:55 pm

The Consent Calendar is utilized for routine agenda items that may be unanimously approved by the Board without discussion. This process is a significant time saver for Board meetings however, any Board member may request an item be removed from the Consent Calendar for discussion.

<u>Item #</u>	<u>Item</u>	<u>Responsible Person(s)</u>	<u>Page #</u>
22-111	Monthly Department Reports and Statistics (Posted on Website)	Wooldridge	27
22-112	2021-2022 Board Committees, Subcommittees, “Ad Hoc” Committees, and Liaisons	Wooldridge	28
22-113	2021-2022 Board of Directors Meeting Schedule	Wooldridge	31
22-114	2022 TKPOA Indoor Pool Schedule	Wooldridge	35
22-115	2021 TKPOA Vacation Home Rental (VHR) Permits Status	Blumenthal	-
22-116	Amended and Restated CC&R’s (Fifth Draft) – Outreach and Communication Plan	Wooldridge	36
22-116A	Discussion and Potential Approval of Reserve Expenditure Request (RER) for Tahoe Marina Shores (TMS) Exterior Remodel Architectural Design Plan	Cherko	-

E. TOPICS OF GENERAL INTEREST

5:55 pm - 6:10 pm

<u>Item #</u>	<u>Item</u>	<u>Responsible Person(s)</u>	<u>Page #</u>
22-117	5:30PM Discussion and Potential Approval of California Fish and Wildlife Request – Human Wildlife Conflict Department	Blumenthal	38
22-118	Architectural Control Committee Update – Solid Waste Management Test – South Tahoe Refuse (STR)	Callahan/ Spencer	40
22-119	Report on Tahoe Regional Planning Agency (TRPA) Certification of the Final Environmental Impact Statement (EIS) and Approval of the Tahoe Keys Lagoons Aquatic Weed Control Methods Test Project, TRPA Project File# EIPC201-001	Wooldridge	43
22-120	Announcement of Water Quality Committee (WQC) – Second Payment of the Water Quality Special Assessment for “The Authorization to Pursue Regulatory Approvals for the Use of Aquatic Herbicides to Control Aquatic Invasive Weeds in the Tahoe Keys Lagoons” [RESOLUTION TKPOA #2019-0087]	Wooldridge	47
22-121	Announcement of Water Quality Committee (WQC) – Town Hall Forum Control Methods Test (CMT) Project Status – February 24 th , 2022 6PM-8PM	Wooldridge	50

F. NEW BUSINESS

6:10 pm - 6:30 pm

<u>Item #</u>	<u>Item</u>	<u>Responsible Person(s)</u>	<u>Page #</u>
22-122	Presentation on the Common Area and Townhome Water Meters and Backflow Preventor Program - TKWC	LTWOM	51
22-123	Discussion and Potential Approval of Reserve Expenditure Request (RER) for Well #1 and Well #3 Chlorination System, Flowmeter, Sample Port – California SCADA Inc.	LTWOM	64
22-124	Presentation on the TKPOA Snow Removal 2022 Program for Townhomes and Common Areas	Callahan	71
22-125	Discussion and Potential Authorization to Record Delinquent Assessment for APN’s	Havard	-
22-126	Recording of Board Executive Session Action on Complaint of Foreclosure Filing for APN’s 022-195-015-0 and 022-032-003-0	Havard	-
22-127	Discussion of Proposed Reserve and Other Projects for 2022 Fiscal Year	Cherko	74
22-128	Discussion and Potential Approval of TRPA Project File# EIPC201-001 Permit for the Control Methods Test (CMT)	Wooldridge	79
22-129	Discussion and Potential Approval of Contract for Control Methods Test (CMT) 2022 Project Development (January 2022-February 2022) – Sierra Ecosystems Associates (SEA)	Wooldridge	92
22-130	Discussion and Potential Approval of Contract for Aquatic Invasive Species (AIS) Program Management – Sierra Ecosystems Associates (SEA)	Wooldridge	95

22-131	Discussion and Potential Approval of Contract for Waste Discharge Requirements (WDR) Reporting Management – Sierra Ecosystems Associates (SEA)	Wooldridge	97
22-132	Discussion and Potential Approval of Contract for Water Quality AIS Long Term Plan and Comprehensive Control System – Sierra Ecosystem Associates (SEA)	Wooldridge	100
22-133	Discussion and Potential Approval of Contract for Grant Research for a Comprehensive AIS Program – Sierra Ecosystems Associates (SEA)	Wooldridge	102
22-134	Discussion and Potential Approval of Contract for Control Methods Test (CMT) 2022 Project Management (Plan A: Preparation and Implementation) – Sierra Ecosystems Associates (SEA)	Wooldridge	104
22-135	Discussion and Potential Approval of Contract for Control Methods Test (CMT) 2022 Project Management (Plan A: Preparation and Implementation) – Dr. Lars Anderson	Wooldridge	112
22-136	Discussion and Potential Approval of Contract for Control Methods Test (CMT) 2022 Project Management (Plan B: Preparation 2023 and 2022 AIS Program) – Sierra Ecosystems Associates (SEA)	Wooldridge	115
22-137	Discussion and Potential Approval of Contract for Control Methods Test (CMT) 2022 Project Management (Plan B: Preparation 2023 and 2022 AIS Program) – Dr. Lars Anderson	Wooldridge	-
22-138	Discussion and Potential Approval of Reserve Expenditure Request (RER) for Spill Response Plan – Stratus Environmental	Wooldridge	119
22-139	Discussion and Potential Approval of Reserve Expenditure Request (RER) for Control Methods Test (CMT) Turbidity Curtains	Wooldridge	-
22-140	Discussion and Potential Approval of Water Quality Special Assessment – “Second Payment” 2020 [RESOLUTION TKPOA #2019-0087] Remaining Balance	Wooldridge	-
22-141	Discussion and Potential Approval of Water Quality CMT Special Assessment for 2023 Fourth Payment and 2024 Fifth Payment	Wooldridge	-
22-142	Discussion and Potential Approval of TKPOA Emergency Rule for 2022 Boating Restrictions during the West Lagoon Control Methods Test	Wooldridge	127
22-143	Discussion and Potential Adoption of Operating Rule: Association Committee Appointments and Board Review	Blumenthal	-
22-144	Discussion and Potential Approval of TKPOA Accounting Department – Electronic Payments and Transfers – February 2022	Havard	132
22-145	Discussion and Potential Appointment of Committee Members to the Tahoe Keys Water Company (TKWC) Ad Hoc Committee	Wooldridge	135
22-146	Discussion and Potential Appointment of Committee Members to the Water Conservation Ad Hoc Committee	Wooldridge	141
22-147	Discussion and Potential Appointment of Committee Members to the Boating and Waterways Ad Hoc Committee (Part II)	Wooldridge	147
22-148	Discussion and Potential Appointment of Committee Members to	Wooldridge	157

	the Lake Tallac Property Owners Property Options Ad Hoc Committee		
22-149	Discussion and Potential Appointment of Cove Advisors for Islanders II, Aloha Isle, St. Moritz Isle, Bavarian Isle, and Mt. Tallac Village 3 Subdivisions	Wooldridge	158
22-150	Discussion and Announcement of Town Hall Forum Topics, Schedule, and Board Assignments	Wooldridge	159
22-151	Discussion of Board of Directors Requirement for California Mutual Water Company Board Member Training – AB54	Wooldridge	-

G. STATUS OF PREVIOUS FOLLOW UP ITEMS

6:40 pm – 6:45 pm

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22-152	Prepare List of Status of Previous Follow Up Items	Finkelstein	161

H. SUMMARY OF MEETING FOLLOW UP ITEMS

I. ANNOUNCEMENT OF UPCOMING MEETINGS

6:45 pm – 6:50 pm

<u>Item #</u>	<u>Item</u>	<u>Responsible Person(s)</u>	<u>Page #</u>
	<p><u>2022</u></p> <p><u>FEBRUARY</u></p> <ul style="list-style-type: none"> • February 1 Architectural Control Committee (ACC) Meeting 9AM • February 3 Water Quality Committee (WQC) Meeting • February 7 Board of Directors Executive Session 5PM • February 16 Board of Directors Executive Session 9AM • February 16 Board of Directors Regular Meeting 5PM • February 22 Finance Committee Meeting 10AM • February 23 TKPOA Vision – Ad Hoc Committee • February 24 Town Hall Forum – 2022 Control Methods Test (CMT) 6PM • February TBD CCR’s and Bylaws Communication – Ad Hoc Committee • February TBD Tahoe Keys Waterways Restoration Fund (TKWRF- 501 (c) 3) – El Dorado Community Foundation <p><u>MARCH</u></p> <ul style="list-style-type: none"> • March 1 Architectural Control Committee (ACC) Meeting 9AM • March 2 Finance Committee Meeting 10AM • March 16 Board of Directors Executive Session 9AM • March 16 Board of Directors Regular Meeting 5PM • March 22 Finance Committee Meeting 10AM 	Peterson	

	<ul style="list-style-type: none">• March 24 Town Hall Forum – TBD 6PM• March TBD TKPOA Vision – Ad Hoc Committee• March TBD Water Quality Committee (WQC) Meeting• March TBD CCR’s and Bylaws Communication – Ad Hoc Committee• March TBD Tahoe Keys Waterways Restoration Fund (TKWRF- 501 (c) 3) - El Dorado Community Foundation <p>*All meetings will be held at the Pavilion unless otherwise noted. **Schedule and meeting times subject to change</p>		
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J. ADJOURNMENT