

MINUTES

REGULAR MEETING OF JANUARY 12, 2022

Incline Village General Improvement District
(Updated)

Incline Village General Improvement District regular meeting of the Board of Trustees of the Incline Village General Improvement District was called to order by Board Chairman Tim Callicrate on Wednesday, January 12, 2022 at 6:00 p.m. via Zoom.

A. PLEDGE OF ALLEGIANCE*

The pledge of allegiance was recited.

B. ROLL CALL OF TRUSTEES*

On roll call, present were Trustees Tim Callicrate, Sara Schmitz, Michaela Tonking, Kendra Wong and Matthew Dent (arrived at 6:35 p.m.).

Members of Staff present were District General Manager Indra Winqest, Director of Finance Paul Navazio, Director of Golf/Community Services Darren Howard, Director of Human Resources Erin Feore, Engineering Manager Kate Nelson, Diamond Peak General Manager Mike Bandelin, and District General Counsel Joshua Nelson.

C. INITIAL PUBLIC COMMENTS*

Dick Warren said take a look at page 155 of the Board Packet regarding Funding Capacity for Capital Projects. It is hilarious that IVGID Staff uses the term "limited capacity" and that the funds will be exhausted by June 30, 2023. That is an outright lie! Let's make this simple - the Five Year Capital Plan calls for \$28,324,000 in Capital Projects for the Community Services Venues and the Beaches (pages 158 to 164). At the end of FY 2021 there was \$13.4M in Cash over and above reserve balances established by the Board. Why is that? Because over the past 6 years, the portion of Facility Fees budgeted to support operating the Community Services Venues was not required. Yet each and every year, this Board kept taking money from citizens for no good reason and would not adjust the Budgets to reflect lower Facility Fees. The amount taken unfairly and violating Board Policy was \$11.5 million!!! The Five Year Projections provided last May clearly indicate that this Board wants to continue gouging property owners for Facility Fees of \$6.6 million each year. Historically, we know that approximately \$800,000 annually is required to support Beach Operations, but zero support is needed for operating the Community Service Venues. That would be \$5.8 million per year which could only be used for capital projects, or \$29,000,000 over the five years. So with the June 30, 2021 excess reserves of \$13.4 million and the budgeted intent to collect an additional \$29 million over the next five years there would be \$42.4 million available to pay for ONLY \$28.3 million in planned capital expenditures, leaving

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about \$14 million, an amount which is higher than the current excess reserves. What nonsense it is to say that the funds will be exhausted and there is limited capacity. Board, why do you listen to Staff? Either they are lying or just don't understand what they are saying. It is totally unfair that this Board would suggest continuing to collect, from property owners, Facility Fees for Community Services Operations which are not needed, especially when results for the past six years indicate \$11.5 million of the Facility Fees collected were never needed! It was never intended that Facility Fees would be a fixed amount annually. The Fees were doubled 10 years ago to support Bond payments which have all been relinquished, and the Facility Fees should be reduced to fair levels, or a refund should be issued promptly. Maybe what this Board really needs is a psychologist as contemplated in Item 6 of the Board Packet, or maybe just introduce the concept of honesty. Thank you.

Mike Abel said his comments tonight address the insanely foolish proposal to enter into a contract with the Mathis Group which from what he can figure out – is a “group” of one person. Only our esteemed Chairman Callicrate could come up with such a stupid proposal – naturally supported by our esteemed GM and two never-say-no Trustees. Perhaps our Trustees did not receive enough attention from their mothers when they were children. Perhaps they did not learn to clean up after themselves in kindergarten. Perhaps somebody called them a name on the playground. Perhaps they have unresolved issues with relatives. He loves all of the ways the “Dr. Bill” will solve IVGID’s problems. But frankly it just sounds like a lot of IVGID bovine excrement. Frankly when we have Trustees who are willing to throw away \$56,000 of the taxpayers hard earned money on this crap, it is high time to look for new Trustees. He suggests that our “conflict unresolved” Chairman find a shrink on his own dime rather than have the taxpayers subsidize his personal shortcomings and lack of strong leadership skills. Or how about just screaming to the public that you are all a bunch of weak-kneed snowflakes that one, cannot return difficult phone calls to resolve conflicts; two, tolerate lies and ½ truths from your staffers; and three, never respond to the serious concerns of the public. Next issue – Priority Projects - he noticed that the Diamond Peak master plan is coming up again for discussion. He says forget the stupid Summer proposals and concentrate on what makes money. What makes money and attracts people is quality ski lifts, decent facilities, and good trail grooming in the winter. The Lakeview chair is at the end of its useful life. This is the core lift of Diamond Peak. It is time to make the jump and install a detachable quad lift or detachable six-pak lift on Lakeview. This would dramatically improve skier safety and enhance DP’s image as a real ski resort rather than IVGID’s stepchild. This could be combined with a MODESTLY expanded Snowflake restaurant. As a skier and frequent DP visitor, these two enhancements will provide real value to our community allowing a commensurate increase in safety, customer satisfaction. and allowing a commensurate increase in ticket/pass prices. Finally, he wants to comment on the Duffield proposal. While we as a

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community should welcome this fine offer to fund a dramatic improvement to our facilities. He has two concerns about this proposal: 1. He is very put off by the timeline of having an MOU in place by February 9th. This is a massive project and he thinks that the community should be more substantively engaged prior to making a MOU commitment. 2. How will this MOU/Commitment be financially structured. In the past IVGID has grossly underestimated projects and mismanaged them – sometimes the costs run 2-3 times what their early estimates are. This financial commitment needs to be hammered out and funds should be reserved or escrowed for any commitment. 3. Finally, what will IVGID's obligation be under this MOU to the Boys and Girls Club of No Lake Tahoe. Does IVGID even have the legal authority to make such a MOU under Dillon's rule?

Aaron Katz said he is going to talk about priority projects, item G.4. You Board members are not listening to him but others in our community are, and that's why he continues to speak. It's essentially everything you and your staff do. It's a lack of transparency; its lies; its deceit, and its misrepresentations and massive waste. It's everything. Pick a subject. Doesn't matter which one it is - start digging for the truth. And when you reach the core, there is no truth, nor goodness, nor ethics. It's all a lie and all advanced by local property owners who are made to financially subsidize everything that's wrong here. Staff advanced the narrative that their Staff are competent and trustworthy, ethical, and forthcoming. Call upon to lie. The truth is your Staff can't do anything in a professional manner. Look at the Burnt Cedar Pool, or the Pond Liner, or the Effluent Pipeline, or the ball fields of incline park, or how about the mountain bike pump track, or the mountain course cart pathways, or maintenance of the golf carts or maintenance of the county's parks or maintenance of the county's dedicated streets. It's everything all the time. This item seeks Community Services priority projects that are by and large projects that create new facilities and new programs. Yet the community told Staff directly, not bigger, not now, not more expensive, maintain what you've got, and that's it. Does Staff listen, of course not. Look at page 164 of the Board packet - \$22 million proposed on Community Service projects. \$6.4 million proposed on Beach projects, and this is just in the next five years. That's over \$5.6 million a year each year, over the next five years. And since our Staff can do anything, he is confident it's probably closer to \$8 million a year. Where's the money going to come from? Your Recreation Fee. So, those are public facilities that will be used by those who were not paying any of the \$28 million and you think that's okay? You think that's fair? You're crazy. Before you pay anything for these pie in the sky projects, you need to survey property owners and ask them if they're willing to pay for something Staff refuses to do. You know the answer. Be responsible for once. Thank you.

Margaret Martini said what??? Step 2 of a minimum 3 step project which purports to teach Board members and staff how to act as responsible adults and get along with each other. Most likely the ultimate cost will be in the neighborhood of \$100,000. When all is said and done. This is due to the Board vote to pay the

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Mathis Group an initial payment of \$8,000 to develop a proposal that is intended to provide therapy to Board members and staff under the guise of 'professional development' she is assuming. This was a non-budgeted expenditure as many are and is only the first step in an anticipated long range program with many steps and many more dollars. She thinks that the District Clerk has said to another community member that \$6,600.00 was a budgeted amount and as is typical the Board forged forth with an unbudgeted overage. Is it possible that the Board did not know the amounts budgeted? She would say that is a distinct possibility and most likely a probability. If the Board cares to look at the proposal by Mathis they will note (hopefully) that \$48,700 or Phase One is the proposed amount ... WHAT! !?? ... and where is the money budgeted for this second amount ?? And what about Phase Two? How much more for that one? So one can see how the amounts can add up to her stated amount of around \$100,000. Maybe more since the Board has proven over and over, as well as Staff, that the dysfunctionality is wholly apparent. Notwithstanding, 60% of the Board is up for reelection this year. So, in conclusion all of this psychological training is going to be a waste of time AND MONEY on the possibility that the makeup of the Board will most certainly change. This is beyond an exercise in futility and a gross waste of taxpayer funds. We can only hope that a newly elected Board will act like responsible adults and not need this expensive psychological training on how to be responsible adults in doing their jobs. WE CAN ONLY HOPE !! Going forward should not even be considered if one looks at all of the facts which point to an expensive, overpriced she is sure, exercise in futility. Common senses should reign on this one. IF ONLY!! The District General Manager has indicated that there is "unfunded as it was not expressly included in the approved fiscal year 2022/23 budget. So what does Staff do ????? Finds a way around to spend the money from somewhere else from the General fund, presumably. Or some other tap dance into other funding resources paid for by the taxpayers. The District slush fund known as unrestricted fund balance will again raided for such frivolous endeavor. How about looking at some fiscal responsibility and ethical behavior to those that fund this carelessly run government agency that we call IVGID.

Cliff Dobler said these written comments should be made part of the Board meeting minutes. Back in 2016 and 2017, a survey of property owners was accomplished in conjunction with a new master plan. The results were presented to the Board on February 21, 2018. The survey stated clearly that 68% of the people surveyed had funding priorities that focused on taking better care of what we have and improve the conditions and appeal of the recreational facilities and parks. Only 32% of the people surveyed considered funding priority should be to invest in buildings or expanding recreational facilities in response to increasing demands, be visionary for the future. Does the Board understand this? So, subsequently a master plan was done and approved by the Board considering expanding recreational facilities; a disconnect, no doubt about it. Now here's some fascinating stuff that was not in the master plans: The Burnt Cedar pool, golf course cart paths, maintenance

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buildings at the golf courses, and a complete replacement of Diamond Peak parking was never addressed. So much for a complete master plan. Let's talk about care of what we have and improve conditions. The lawns at the Recreation Center, the beaches, and Village Green are not grass lawns but weed logged. How come the golf courses can grow actual grass but the lawns at these other venues grow weeds? According to the Director of Golf/Community Services, over 60% of the Championship golf cart paths need replacement. The paving project at Diamond Peak is not even in this memo. The Incline Beach house set idle for 4 years; \$250,000 was blown on an excessive design and it is not even in the current 5-year plan. The Diamond Peak use permit with the United States Forest Service expires on December 31, 2023 which only allows for one more ski season and that is not even mentioned within the report. This memorandum is an eyewash so the Board can feel good about picking things and doing nothing. There is no plan. How about a real capital plan? He, together with several other community members, will provide a real capital plan on taking care of what we have and present it to the Board sometime in April. By the way, Chairman Callicrate, he never got anything regarding these purported comments that he said about Davis Farr. He assumes Chairman Callicrate is going to provide a policy tonight, simply because he can't find any correspondence or anything that he said. Thank you very much.

Charley Miller said he just wanted to say that he is in support of the item that the gracious Duffield's are willing to donate money for a needed Recreation Center expansion. He recognizes that there are many pieces to the community that we could be investing in. But our youth and teens are paramount amongst all, and he really hopes that people get behind this. The Duffield's have done great things for our community. They live here, they're part of it. They've done the ball field and numerous other pieces in the Boys and Girls Club. They don't stop giving. He says thank you to them. This item is merely to get the design going with minimal Staff time to facilitate that. And then with the intention to construct in a short timeframe as well. Construction prices are crazy. We know that throughout the lake and northern Nevada. It's very gracious of the Duffield's to donate their money for this community. Thank you very much. I'm in support.

Gwen Paul said she is also calling in in support of the Duffield's very generous donation offer. She was born here, raised locally, and has grown into what she would humbly say is a successful adult here in Incline. She can't even imagine what something like a well-developed Recreation Center would have done for her. She currently works as an engineer in town and looks forward to developing or to growing a family here. She can't imagine that better opportunities than what the Duffield's have offered us for the Recreation Center. Having a place to grow, learn and develop skills beyond being an athlete where you learn to be a teammate, where you can hang out with your friends. It presents an immense opportunity that she thinks this Board should be grateful for. She thinks this town should be grateful for it too. She really wants to make sure it's clear that we don't develop a town

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without our youth. And we can complain about every single current path or budgetary issue that you want. But this town doesn't exist without our youth. And growing and developing them will be essential to us. Thank you for your time Board; she thinks you guys are doing a great job. She really appreciates the fact that you're able to sit here and handle some incredibly inconsiderate and rude comments, despite us all being adults. She thinks we can all grow up a bit here. She appreciates everything you guys do. She also appreciates the IVGID Staff; she has already skied 15 times this year and she has been incredibly impressed by the Staff, let alone the facility. She is a proud local and she is proud of the Board of Trustees; thank you for your time.

Judith Miller said she just wanted to mention that she is still waiting for a response to my public records request of December 16; she hopes the Board can look into that. The District is on track to receive about \$4 million in State taxes and property taxes. Instead of the money going for recreation, all it pays for is administrative costs. She doubts that's what the legislature had in mind when it allocated a portion of these taxes to GIDs. If we didn't subsidize so many capital-intensive businesses, perhaps the programs and services that are typically offered by public agencies, like parks, open public tennis courts, a basic recreation center, swimming pool programs, and perhaps even a basic mountain golf course, could be provided with either no user fees or very affordable fees supplemented by the District's tax revenues. You've all seen that pyramid for cost recovery. We fail to charge adequate fees for the more business-like programs like golf, tennis, and ski. We subsidize these more individual activities, not only with the facility fees, but also with our taxes. The District can't seem to generate enough revenue from its business-like activities to cover all the ongoing costs. Even Diamond Peak is losing money if you consider the looming expenses of improving Ski Way and the fact that it really has never paid its fair share of central services. If we can't run these businesses at breakeven, why are we looking to expand to even more areas? The pattern of acquiring and building more facilities that require both public and private subsidies is unsustainable. For more than a decade, facility fees weren't used for facilities. They have only encouraged overspending and funded just a single new facility, the Burnt Cedar pool. The most recent surveys were clear, as Mr. Dobler pointed out, the community wants it to focus on maintaining facilities not adding new ones. Yet given tonight's agenda, that directive is being ignored. New facilities shouldn't even be considered until the District learns to live within its means, user fees, and tax revenues. Once that goal is achieved, the community, not the Board, should prioritize new facilities, then as the majority of Board members promised, without a bond measure on the ballot, to provide funding by a true facility fee. Until then, stop charging this disingenuous fee. If the Board feels strongly that they were elected to make the tough decisions, start with setting appropriate user fees.

Gail Krolick said she is actually appalled listening to some of the public comments presented here this evening. First and foremost, she is a proud resident of 31 years

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here in Incline Village, my daughters were born and raised here as well. Back in 1999, she had the privilege of being a Trustee for this community through 2002. In 1999, we had a Board that was dysfunctional, she would say at best. A lot of concerns she heard again this evening. But different characters, different voices, same old nonsense, to be frank. However, back in 1999, the Board was frustrated, the community was frustrated. We had endless roundtable discussions and we seemed to be spinning our wheels, kind of like how we're doing now. And then Mr. Mathis appeared. It was the most incredible training she has ever received in her career. Not only did she learn how to communicate better amongst my peers and my Board members but also with the general public of Incline Village/Crystal Bay, and also with the General Manager at that time, Mr. John Danielson. We really built a team within our Board and with our community. And she would trust that Dr. Mathis, after having 40 years of an incredible career, can do this again, not just for the Board but for this community where we can really learn to work together. Mr. Duffield and the amount of money that they have given to this community, to our youth, to our seniors, and they came to the aid when we had that horrific pandemic COVID. They were taking care of individuals who couldn't pay mortgages and putting food on their table. And now they come yet again, after hearing countless people, same characters over and over, for the last 2 years, and yet they still come forward and they are willing to donate not just their time and their Staff but thousands upon thousands of dollars to expand our Recreation Center. First, she would like to thank the Duffield Foundation and the Duffield's personally for their never ending giving to this community. And she wants to thank our District General Manager for developing partnerships with the Duffield's over the years. Since he was a front desk counter person at the Recreation Center, he's done a remarkable job of fostering this partnership IVGID has and the one that Washoe County School District has with the Duffield Foundation. To all the naysayers, she understands your frustration, but she would encourage you to pick up the phone and talk and think about how you are presenting yourself and tone of voice. Perhaps it's your delivery that is frustrating everyone else in the community because not everyone feels like you. Thank you for your time.

Jaime Miller said she is a local resident with school-aged children. She wants to express her support for the Recreation Center expansion and say thank you to the Duffield Foundation and Duffield's for their generosity in this community.

Karen Schussler said she is an Incline Village resident and active member in the school community. We are in support of Recreation Center expansion. Thank you to the Duffield's for your generous contributions. Our family looks forward to the many benefits that this expansion will bring to the community. Thank you.

Katelyn Wright said she is calling about the Recreation Center. She is a professional athlete. She grew up in Incline and has been here her whole life. One of the biggest things growing up was the stability of community around sports. We

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didn't have that with Recreation Center. We had that with individual sports we were playing. With how close knit this community is with the kids, it's important for developing skills; this Recreation Center is a great idea. The Duffield's are doing a great job bringing this to the forefront. She would have benefited from this growing up, having a place for kids to go, and have a part of something bigger as would have the whole entire community. She played everything; she grew up here. IVGID has been a big part of her life and sports in general. It's a big opportunity. It can bring everyone together and the schools together. It's a great idea. She is in massive support of it.

Sabrina Duke said she is a long-time resident with children here in Incline. She would like to thank the Board for their time and effort. She is calling in to support the Duffield's offer to improve our Recreation Center for the community. It should not be up for discussion. Thank you to the Duffield's. This does not deter from the master plan of our community but rather adds to it and makes our community better and our children, especially, our youth of our future.

Mike Erickson and Danielle Erickson were/are 13 year residents of Incline Village. We are calling in to support the Recreation Center expansion due to the generous offer of the Duffield's and the Duffield Foundation. We have been a member of the Recreation Center for 13 years; since we moved here. Our fees haven't gone up like everything else in this world has. Raising our fees to cover the cost for an amazing Recreation Center expansion seems logical to us. It would be crazy to turn down such a generous offer. We are in total support.

Cindy and Chris Arnold said they moved to this community about six years ago and know the Duffield's. We worked for Mr. Duffield. We cannot begin to tell you how much we support this generous gift from this family. They are not seeing any issues with all of us having to pay a little bit more, they think it should be expected so that this community can get things, not just for the kids, but for the people that continue to move here. They implore the folks who have issues with this to remember when you were young. Please remember when you had a family. And please remember that if you do open up your hearts so that others can use this community and there will be more space for you to do things as well. They want to thank the Duffield's, community, and everyone who showed up to talk about this issue today.

Matt Pleshy said we've been Incline Village residence for about two years. We have two daughters, ages 12 and 8, who think this is just a paradise. He wants to thank you and the Board for all that you've done for Incline over the years. We do know the Duffield's; they're wonderful people and we are in full support for this Recreation Center addition. We think it's going be wonderful for the entire community and look forward to it and he hopes the Board approves it.

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Public member (inaudible) said he is in full support. He has heard from other parents who we coach with in youth program here in town. He has spoken with Mr. Duffield directly about the plan for future baseball, basketball, football here in town. He wanted to share an example of why we need this expansion. Last Sunday, he took about a dozen girls to the Recreation Center who are on the school team. Those girls practiced for their first game. We need the space. Pickleball had the court reserved. It's a great resource to have. He is in full support.

Andrew Ellis said he would like to thank the Board for making many improvements here in this town. And he is very excited about the new Duffield project. As a parent of two high school kids, he has spent many years struggling to find places for his kids to recreate, be busy, and, quite frankly, to stay out of trouble. Often the Recreation Center is overcrowded and unavailable. Now we've been offered this incredibly generous gift and we need to move forward as quickly as possible. Compared to private gyms, the Recreation Center remains incredibly affordable and a slight increase would be well worth the much-needed improvements we would get in return. Might he suggest this to some of the people that commented earlier that seemed quite unhappy in this town, you know the value of these houses are really high rate now so it might be a good time to sell at a premium and move into an actual retirement community because this town would really like to stay young and vibrant so let's do it. Thank you.

Jim and Katie Liam said we are fairly new residents to the community. We've only been here for four years. Frankly, we are just excited to be here. We've been very blessed to have such a great opportunity and community to live in. We live in a community surrounded by such wonderful donors including the Duffield's which we are very grateful for. He and his wife are in full support of this investment in this community. It's an absolute fantastic opportunity for us to invest in our children. And he echoes what was said that calm, cool minds will prevail. He thinks that's what we need to talk through this and make sure that we stay focused on what's important which is the future of our community and the health and safety for children. Thank you.

Casey Jennings said he is in support of Duffield's Recreation Center project. He went to high school here in 1993. There were a lot of extracurricular activities outside of school that he would not his kids to be in nowadays. There was a lot of drinks and a lot of things that we probably shouldn't have been doing. We were bored. He is in total support of this item. He thinks it gives the kids and the youth another place to go and visit without their parents but surrounded by their peers and other sports programs. He can't see why anyone argue why we wouldn't have this. He is sure the golf cart paths are fine. He knows Diamond Peak is. He is in total support and he hopes we can get this project passed as he looks forward to it. Thank you to the Duffield's. Good night.

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Karina Rowan said she has been a resident here about 15 years. Her husband and his family have lived here for nearly 26 years. We have two young children at IES. She wants to thank the Board as well, along with what everyone else has said. Thank you to the Duffield's and their support of this community. We are calling in to support this is well. She wants to piggyback on what Mr. Jennings said about keeping adolescents safe. Juvenile crime is a common problem in small towns. It will provide a safe place for people to hang out, make new friends, and to stay out of trouble. She thinks it's something that we can focus on. A community center will prevent these problems like even children are having obesity problems and promote health and wellness. There's not a lot of entertainment options in the winter for families if you don't ski and this will provide an outlet not only for children but also the parents as well and that is needed. It will boost property values as far as she can see it. And obviously they've gone up here so it's going to help them with the resale value of our home. There's additional support for our children. Thank you to everyone and thank you for your support for the Duffield's and the Board. Hopefully, we'll get this passed. We're in support.

Robert Donahue said he has lived in Incline for the last 6 years and he is also involved in the community. He is the AYSO soccer commissioner, he has coached flag football for a number of years, and he has been a soccer coach in town some numbers of years. The one thing that he looks at, being the soccer commissioner, is trying to keep the youth as involved as we can in sports, athletics, and competition because he thinks that brings a great situation to the youth. It gives them something better to do and the camaraderie and the growth as a community that he sees develop. He has been coaching for the last 6 years and he has seen these kids grow from when they were at 6 years old to now when they're 12 and 14 and to see their growth and what they learn as a team and how they go out into community. When they see everyone out and about together, there's a sense of a wholeness of that we're all probably experienced in Incline. It would be very easy, if we didn't have that, they would fragment off. And now he looks at it as he is wanting to try to put together different winter and spring leagues and there isn't really a place to do it. He did try to put something together at the Incline Middle school or Incline High school and of course the schools have been great, but he could actually run programs every night of the week for kids from 6 to 14. He thinks that would be immeasurable growth and an asset to the community going forward as opposed to having everyone break off. Without skiing, there aren't a lot of outlets. He has seen, with other communities and visiting different regions and location, having a vibrant soccer community, that it really keeps the community, athletes, and the youngsters together pulling for each other and seeing each other rather than leaving them to literally to their own devices. He just thinks it would be such an asset and such a great value to expand the Recreation Center and to incorporate this into the community.

D. APPROVAL OF AGENDA (for possible action)

Board Chairman Callicrate asked for any changes to the agenda. Trustee Schmitz said she would recommend that General Business Item G.3, Board Policies for Approval – Policy 7.1.0, 8.1.0 and 18.1.0, be removed from the agenda for a couple of reasons. First, she understands that our consultant, that we have hired, actually hasn't had an opportunity to review these draft policies. Secondly, as a Board member, she just received the Moss Adams report and should would like to listen to the Moss Adams recommendations and have time to absorb that and at a later meeting give more constructive feedback on these policies. She thinks it would be wise for us just to defer this item to give us all that opportunity. Board Chairman Callicrate stated he is in disagreement so he is going to refer to District General Counsel as he thinks that it has been our practice that we have voted if this is to be taken off the agenda so do we do a vote on this like we've done that in the past? District General Counsel Nelson said that's correct and he would recommend that we see if there are other requested edits to the agenda and they could all be handled in that way and we could split them up. Trustee Dent asked if the draft policies were reviewed by our consultant? Board Chairman Callicrate stated he is under the impression that the initial draft policies were looked at but the scope of worked, for Moss Adams, was to look over the initial and then the final was up to the Board and our Directors of the specific departments who are working on these to come to the finalized policy; so that wasn't in the initial scope rather it was to look over the draft and make their recommendations which they made. Director of Finance Navazio said the scope of work for Moss Adams did not contemplate the review of all of the policies that are currently being reviewed and updated as the Board will hear under agenda item G.2. They did review early drafts, have Board Policy 8.1 and provided feedback on that per the scope of work. We're happy if this item is on agenda to discuss with the Board on how the Moss Adams recommendations have been factored in but their scope of work never contemplated weighing in on reserve policies or central services policies. The very specific scope focuses on capital planning and budgeting which are not policies included in item G.3. Trustee Tonking said she echoes what the Director of Finance has said and if we had a scope of work for every policy, it would be extremely expensive; even the cost to review them was extremely expensive. She feels confident these policies were reviewed multiple times and what Moss Adams proposed, the parts of are similar to what's in other policies, hopefully is what ends up on the agenda. District General Counsel Nelson said this is starting to turn really into a debate on this substance of the item. He said he will defer to the Board but the Board may consider leaving the item on the on the agenda which does not mean the Board will take action on the item rather it would give an opportunity to discuss some of these issues to some more detail. Trustee Dent said so he was trying to get his question answered and that it sounds like an initial draft of some of the policies were reviewed by Moss Adams but maybe not this draft. Policies 8.1, 9.1 and 2.9 were part of their scope to review and that's what it says on agenda

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packet page 61 so that's why he is confused and trying to get answers. Board Chairman Callicrate said that he thinks that in light of that, there are more questions that are needing to be asked how he doesn't want to get into a substantive debate which would not be what we would be talking about on this agenda item. Director of Finance Navazio said Staff is comfortable with the work Moss Adams performed as it was exactly what we asked them to perform and that is preparing an item that's on the agenda this evening. Trustee Wong said she knows how much time and effort goes into crafting these agendas and in the order in which things are placed but given the amount of public comment that we had related to General Business Item G.5., would it make sense to move General Business Items G.4 and G.5 to the beginning of the agenda? Trustee Wong continued that these two conversations lead into each other just given the volume of public comment we had related to G.5. and that this was just a suggestion. Board Chairman Callicrate said there were 26 people that weighed-in on those two items so those would be the proposed change. Trustee Schmitz said that the question has not been answered and the question is has Moss Adams reviewed these draft policies that are in our Board packet today because it is part of the scope of work? After speaking with Moss Adams yesterday and asking questions about their presentation, she was told that they have not. She thinks that it's important for all of us Trustees to understand the Moss Adams report and understand the recommendations and then have time to digest that so that we can then provide valuable input into the policies and to make sure that Moss Adams has reviewed all of these draft policies that are in our packet today. Board Chairman Callicrate said since there seems to be differences in regard to the removal of Item G.3, I want to reach out to District General Counsel Nelson and confirm that we would need to vote on that is. District Counsel Nelson said that's correct. Board Chairman Callicrate said, in regard to moving General Business Items G.4 and G.5 to General Business Items G.1 and G.2, he doesn't have an issue with that since there are many people who have called in with comments and want to find out sooner rather than later on what's going on. Board Chairman Callicrate asked if there are any objections to moving General Business Items G.4 and G.5 to the beginning of the agenda? Trustee Schmitz said she has no problem with General Business Item G.5. as she understands the public interest in item G.5. General Business Item G.4. is impacted by the Moss Adams report and she thinks that this item should at least remain after we hear the Moss Adams report. Board Chairman Callicrate asked Trustee Wong if she was ok with that; Trustee Wong stated no because if you read the Board packet, General Business G.4. lays out where General Business Item G.5. falls in the list of priority projects but we can just move General Business Item G.5. to the front of the agenda. Board Chairman Callicrate asked if there was any problem with General Business Item G.5. now being General Business Item G.1? No Trustee had any problem with that shift. Board Chairman Callicrate then asked if a Trustee wanted to make a motion to approve the agenda as stated with the movement of General Business Item G.5. to G.1 and removing General Business Item G.3.?

Trustee Schmitz made a motion to move General Business Item G.5 (Recreation Center Expansion Grant Opportunity) to General Business G.1 and that General Business Item G.3 (Board Policies for Approval – Policy 7.1.0, 8.1.0 and 18.1.0) be removed from this evening's agenda in its entirety. Trustee Dent seconded the motion. Board Chairman Callicrate called the question and the motion failed with Trustees Dent and Schmitz voting in favor of the motion and Trustees Callicrate, Tonking and Wong voted in opposition to the motion.

Trustee Wong made a motion to move General Business Item G.5 (Recreation Center Expansion Grant Opportunity) to General Business G.1. Trustee Tonking seconded the motion. Board Chairman Callicrate called the question and the motion passed unanimously.

Board Chairman Callicrate added, for clarity, that the balance of the agenda remains unchanged as submitted.

E. DISTRICT GENERAL MANAGER UPDATE (for possible action)

District General Manager Winqest updated the Board regarding the legal counsel review of the Beach Deed of Ordinance 7. The selection committee, that was comprised of himself, Trustee Schmitz, and General Manager's Ordinance 7 Committee Member Diane Becker went through process of soliciting proposals and interviewed two of the three candidates who submitted proposals. The selection committee unanimously selected the firm of Thorndahl, Armstrong. They will be the firm that will represent us on this effort. This request, to hire a third party special counsel to assist the Board in its effort to make revisions to Ordinance 7 as well as for other issues such as non-resident access to beaches and Board Policy 16.1, and commercial operations at beaches, was made by the General Manager's Ordinance 7 Committee. There have been a couple of meetings with the selected firm. We are currently working on draft recommendations to go over with General Manager's Ordinance 7 committee before setting a special Board of Trustees meeting. District General Manager Winqest then read the proclamation recognizing the contributions to the communities of Incline Village and Crystal Bay, Nevada made by Mr. Peter Todoroff. District General Manager Winqest and the Board commended Mr. Todoroff. Mr. Todoroff said he has been a resident for 41 years and he then thanked and recognized a variety of people who have helped him on his journey. Board Chairman Callicrate thanked Dr. Tycer for her help in recognizing Mr. Todoroff.

F. REVIEW OF THE LONG RANGE CALENDAR (for possible action)

District General Manager Winqest reviewed the long-range calendar including that there is a budget workshop scheduled for January 26. The next regularly scheduled meeting will be on February 9 which will address key rates for golf and facilities and an update on the Smith case. He announced we will be able to resume the two meeting a month schedule; he invited the Board to send them conflicts for meeting dates. Trustee Dent said he has a conflict on August 10th.

G. GENERAL BUSINESS (for possible action)

G.1. SUBJECT: RECREATION CENTER EXPANSION GRANT OPPORTUNITY *(was General Business Item G.5.)*

District General Manager Winqest said he wants to thank members of the community, especially our families who at home trying to prepare dinner and trying to get the kids to bed, for calling in and showing support for what he would consider to be an unbelievably generous offer by David and Cheryl Duffield. He is fortunate enough to have developed a strong relationship with them. He can't tell you enough about how they are some of the most gracious, generous, respectful, and down to earth people one will ever meet. He wants to thank David and Cheryl for this and everything they do for the community. District General Manager Winqest continued that he does want to apologize that you had to listen to the vitriol that you had to listen to; it happens on a regular basis. Hopefully, you got an opportunity to read this agenda item. In response to one of the public comments, look at agenda packet page 182, the paragraph under next steps, it states very clearly that, if approved, Staff would work with the Dave and Cheryl Duffield Foundation for a memorandum of understanding (MOU) to enter into an agreement to complete a vision and conceptual phase. The intent was not to bring back full project on February 9 as that would be impossible to do with the kind of detail required. If people make public comment, it's important to actually read the information. The memo speaks for itself. We are trying to do this methodically. He doesn't want to spend a lot of Staff time having meetings with local stakeholders, Boys and Girls Club members, and the Duffield Foundation until we know that we have the support of this Board and the community as we move forward. So, if approved this evening, we will reconvene our visioning committee, with 2-3 community local stakeholders who are people that appreciate this offer and have experience in the community, as that would be extremely helpful as we move to what we consider a visionary process. This project will come back to the Board with an MOU between IVGID and Duffield Foundation simply for moving into the conceptual phase which will include a conceptual design, high level cost estimation, additional estimated costs for operations and maintenance of the

facility, potential programming and business plan for the expansion. All of that will happen through the conceptual phase. Once the conceptual phase is completed, and we are going to move aggressively, we will be bringing that outcome back to the Board again for, hopefully, approval to move forward with the conceptual design and vision. We want to make sure that there is plenty of opportunity for the Board to weigh in on this entire process as this is a very important initiative that we may be part of. He can tell you that in 19 years that he has been with the District, and he is not trying to pat himself on the back, but he thinks you'd be hard pressed to find someone with more experience and understanding than he does on this issue. As someone that was the Director of Parks and Recreation, that grew up through the Parks and Recreation Department, was the Sports Supervisor, managed all programming, and having seen everything that he has in the community over the past 20 years, everything that you've just heard from our community members is absolutely true including those who grew up here who wish they had the same opportunities. He actually remembers probably kicking those kids out of the Recreation Center because once in a while they just want to recreate and hang out with their friends. He has received letters thanking him for bringing this this to the Board. My message to those folks is that he would be the worst District General Manager on the planet if he didn't present this opportunity to our Board. He is very confident that we are doing the right thing. There's going to be a lot of discussion and he understands that there are going to be concerns if we need to increase the recreation facility fee. While people may have concerns with the ongoing operations, maintenance has to remain with our Staff. This is intended to be a fee-based facility; however, we do intend to work with both local nonprofits to create a scholarship fund. The goal that he and Mr. Duffield have on this project is to ensure that no child is ever turned away from the opportunity to participate in this portion of the Recreation Center expansion – from programming and everything that we do. Many of these kids he has coached over the 19 years that he has here. This will be an extremely valuable benefit of having somewhere that kids can go on their own, socialize and recreate in a safe, supervised and well managed facility. Obviously, we are looking to partner with the Boys and Girls Club on this effort; we don't know exactly what that looks like. Everyone knows the model that has made the Boys and Girls Club successful since the beginning of time. There are collaborators and agencies involved in this. There is a tremendous amount of community support. That was just the tip of the iceberg that you heard this evening. To him, it would be nonsensical to at least not move into the next phase which is conceptual phase and determine what this project will actually look like. Finally, he really appreciates the opportunity to speak, he is very passionate about this and he will continue to do what he can to nurture the growth and overall success of our team, IVGID, and our families, in particular, who are able to live in this community. He is happy to answer any questions. Trustee

Schmitz said thank you so much to Cheryl and Dave Duffield of the Duffield Foundation for bringing this opportunity forward; she is grateful for that. Did legal counsel have adequate time to craft this and review it in order to get it in packet by February 9th? She has a question for the District General Manager - as far as you have been in the past anyway, she really appreciates the fact that you have been forming community committees for different initiatives as she thinks it's really important. And typically, you assign a Trustee to a specific committee so she is wondering if that has been also decided? District General Manager Winquest said to answer her first question, he actually has had that discussion with Trustee Dent about being the Trustee to be part of this; Trustee Dent has two young children but has a tremendous amount of project management and construction which will benefit this process assuming that Trustee Dent is willing and has time to do it. It wouldn't be a major time commitment but, based on his background, he would ask Trustee Dent to represent the Board. District General Counsel Nelson said to answer the question on timing - we do anticipate being able to meet the timeline and getting it to the Board with the only potential hiccup would be if for some reason there's a significant amount of back and forth between ourselves and the Duffield Foundation. Trustee Wong said that she wants to thank the Duffield's for their contribution to the community and helping us move forward and accomplish a lot of projects that are laid out in our master plans. She is looking forward to her daughter being able to participate in these programs and use this facility when we bring it to fruition. Trustee Wong continued that she wants to thank everybody who gave public comments today as it is really refreshing to hear different voices. She thinks she heard some of her favorite public comments of all time today which is pretty impressive considering that she has been doing this for 7 years. She really appreciates everyone taking the time to comment and the people who emailed us including principals, former principals, and community members. We have received your emails, we've heard your voices, and we appreciate your input. Trustee Tonking said she wanted to make a comment and, again like everyone has said tonight, thank you to the Dave and Cheryl Duffield Foundation for doing this. As a kid who grew up here, it's something she would only dream of. It's really cool to see those types of initiatives and see our community progress. She thinks these kinds of moments are really exciting. Trustee Tonking continued that she would also like to thank the community who came out as we don't always get to hear from them. Trustee Dent said he will just say ditto to everything that all of the other Trustees said before him.

Trustee Dent made a motion to approve Staff to work with the Dave and Cheryl Duffield Foundation to develop a Memorandum of Understanding (MOU) to initiate a conceptual design phase for the purpose of expanding programs and services to the community at the

Recreation Center, to be brought back to the Board of Trustees for approval at a future meeting. Trustee Tonking seconded the motion.

Board Chairman Callicrate said before he calls for the vote, he wanted to say he concurs with his colleagues. Dave and Cheryl, you have been a tremendous force in this community. He has had the opportunity to meet with you when you first moved here. You have just surpassed what anybody could for hope in community membership. Again, heartfelt thanks from all of us on the Board and all of those folks that called in. This community is indebted to you; and, you keep giving despite what some folks say.

Board Chairman Callicrate called the question; the motion was unanimously passed.

Board Chairman Callicrate called for a 10-minute recess.

G.2. SUBJECT: 40 PARCEL CONDOMINIUM DEVELOPMENT – 947 TAHOE BLVD. – WILL SERVE LETTER FOR WATER *(was General Business Item G.1)*

Director of Public Works Brad Underwood gave an overview of the submitted materials. Trustee Schmitz said roughly a year ago we received the recommendation from Moss Adams that the District should solicit bids for professional services. We had some challenges with Loomis with the Mountain Golf Course cart path project and she is wondering if you have reached out to others and how you came to the conclusion that you wanted to move forward with Loomis as the professional service provider for this project because she has concerns based on our recent past track record with Loomis. Director of Public Works Underwood said the developer actually has recommended using Loomis and so what we didn't want to do is have the developer pay for work that we would desire to have. Loomis also worked on the water model in the past so they are familiar with it so we feel comfortable with their efforts on this process. Trustee Schmitz said she would just like to say thank you to the developer team for reaching out and scheduling a community meeting later this month which she believes is on Monday, January 24. That's admirable of you and she wants to express appreciation for that. She knows that you are presenting at the Citizens Advisory Board meeting as well and are soliciting a lot of input and feedback from the community and she thinks that's a good way to start this project off. The only other question she has is relative to the water rights. Are there any water conservation efforts that are part of this project? Director of Public Works Underwood stated he isn't aware of any and would have to ask the design engineer or developer to comment on that. We're all in the stage of conservation but he doesn't know if we actually have any requirements. If

Michael Lefrancois is on, he could answer that question. Michael Lefrancois said he could speak to site work in what's required by IVGID code and water efficiency. It would be the intent of the project to meet all IVGID standards, landscape standards, especially with respect to water use. The Project Architect (Seth) said we are anticipating continuing forward with the efficient appliances and fixtures throughout building as well we are going to impose limitations on things like showerhead flow rates and toilet gallons per minute flushes so we fully intend to include portions like that in the project.

Trustee Wong made a motion to authorize the issuance of a Will-Serve Letter for water, sanitary sewer, and solid waste removal services associated with the proposed 40 airspace parcel condominium development known as 947 Tahoe; authorize Staff to execute an NDOT encroachment permit and NDEP Water Project application for the proposed development. All costs associated with preparing the applications and application fees shall be borne by the Developer; and authorize the intent to sell water rights as required for the proposed development per Ordinance 4. Exact amount of water rights required for the development shall be determined once detailed plans are submitted to IVGID Compliance for approval. Trustee Tonking seconded the motion. Board Chairman Callicrate asked for further comments, receiving none, he called the question and the motion was unanimously passed.

Board Chairman Callicrate thanked the development team for their outreach to the community.

G.3. SUBJECT: FINAL REPORT, MOSS ADAMS, CAPITAL PLANNING AND BUDGETING, PRESENTER: MR. STEPHEN BACCHETTI (*was General Business Item G.2.*)

Director of Finance Navazio gave an overview of the submitted materials and Mr. Steven Bacchetti of Moss Adams, along with Halie Garcia shared a PowerPoint presentation which is incorporated herewith by reference. Trustee Schmitz said there were questions, at the beginning of the meeting, of whether Moss Adams had, as part of your scope of work, review the draft Policy 8.1 that is in tonight's packet. Has Moss Adams had the opportunity to review and discuss with Management the version of that policy that is in tonight's Board packets? Ms. Garcia said when we say that we reviewed the updated draft, that was the draft where Management had consolidated and prepared a draft as of August 2021. After performing that initial review, we provided this report to Management with all of the recommendations. Since our report was provided in the October-November timeframe, our understanding is Management has made updates. They sent us a couple of

questions along the way which we have answered but we have not performed a review of all of those updates as Management was responsible for carrying out recommendation. Director of Finance Navazio then shared a PowerPoint presentation which is incorporated herewith by reference. Trustee Schmitz said her question is for both Moss Adams and Director of Finance Navazio - if you look at agenda packet page 94, this is the layout for the capital project delivery. One of the things that she thought she heard Moss Adams say is that we should have more clarity as far as reporting and if we look specifically at the design and specifications section where it talks about the Board of Trustees responsibility and then it talks about the General Managers responsibility, one of the things that came to light is if you look at number 3, under the General Manager, it says review and approve final design specifications on projects. Something that came mind with the Burnt Cedar Pool is that the Board of Trustees had not seen the final design. The Board of Trustees saw the conceptual design and approved the conceptual design. In working with Staff, she has learned that the conceptual design is not the final design. She thinks that when we look at this, we need to look at projects and the Burnt Cedar pool might be one of them and it clearly says the General Manager reviews and approves the final design but ideally she thinks that should be reported back to the Board of Trustees and even to the general public. She thinks that reporting, sharing and communication of information is something that should be incorporated so we are certain when things are being communicated and not only to the Board of Trustees but to the general public. She is referring to Moss Adams in saying is that something that she took from your report that we should be doing - more communicating and clarity of when things are to be reported? Ms. Garcia said one of the key things in our report was clarifying when reporting does need to come back to the Board and in what format. Then, there's a long list of considerations that need to be made and she thinks that where Staff was going was laying out those roles and responsibilities in a chart and trying to identify, at each phase, when the recording will go back to the Board however Staff can probably talk more about your specific question and those cases. Director of Finance Navazio said it's a great example which, as you know, here's what our current policy is, here's what we think we've been following, and if there are things that the Board would like to see clarified or done differently, that's what we would be doing. He would say to your comment, on agenda packet pages 94 and 97, the form of that reporting can either be any kind of transaction which is any time something happens and then on agenda packet page 97, the concept is if we implement more robust capital projects status reporting, say for the Burnt Cedar Pool, the Board would be getting regular updates monthly or whenever on what's been completed, what the next steps are, and where we are with milestones. When project designs are approved, if that's where we land on the roles, the Board gets that information - what's next and when we're going to be back

in front of the Board, so the idea is to have these processes, roles, and reports work together because no one policy or procedure is going to do everything rather it's a combination of your roles and very important focus on reporting out. Right now, it's kind of ad hoc basis of reporting out, so he thinks the answer to your question is yes but we are going to be looking for input from the Board such as do you want to see every single project; do you want major projects; do you want milestones; and what two things should we be focusing on in those reports? Trustee Schmitz said she is assuming that all of this is for the capital projects and that Staff has been getting input from Moss Adams because they have a tremendous amount of experience with all of the reporting aspects and so she is making the assumption that Staff is working closely with them. Director of Finance Navazio said he is working with Director of Public Works Underwood and District General Manager Winquest however your point is that you want us to continue to work together. What we are going to do is come back to the Board with a rough first outline to get some feedback rather than going right to drafting the policy language. Our Engineering Manager and Project Manager will also have a very strong role in how best to present the information. Trustee Schmitz then asked Ms. Garcia, in your report and specifically the grid that starts on agenda packet page 68, it talks about reporting documentation to support the best practice. When you get to page agenda packet page 73, you start is saying not applicable. She is curious to know if you are saying that there aren't reports and is that a gap? She is not sure what that NA means – does that mean it's a gap that the District just is supposed to fill? Ms. Garcia replied in that table, if you read the actual GFOA best practice that it's related to, there isn't an action item that would require a report; however, if you look down at the next item in the list, it talks about a GFOA best practice that would have a report. If there's an NA in there, it means it's not applicable; you wouldn't be reporting on something of that sort. If you look at the column and it has a 'No' that means, there's a gap and there likely should be a report. Trustee Schmitz said she appreciates all of this and there is a lot here to digest so she might follow up with you, offline, to ask some clarifying questions. It's a very detailed report, she appreciates the content and detail. Board Chairman Callicrate thanked the Moss Adams representatives and said that this report is very detailed and it gives us a lot to work with and on. Trustee Schmitz said she has a clarifying question; it appears as though there is some additional policy review that is yet to be done, specifically with Policy 8.1., because of the recent edits and modification so she is assuming there's still a bit of additional work to be finished off with this project. Director of Finance Navazio said from Staff's perspective, we believe that the work that was requested and outlined in the scope has been performed by Moss Adams. He thinks that any additional review that we have going forward on the Board policies and practices are in the Board's court. We don't have any outstanding items left from our

perspective for Moss Adams hence the presentation of the final report. Trustee Wong thanked Moss Adams representatives for their work. She knows that you went around in circles a couple of times in the interview that she had with you. She wants to say that the recommendations by Moss Adams have nothing that is earth shattering. These were clarifying details on how to better communicate our policies and who has what roles and responsibilities. We've spent a lot of time on policies and procedures. She is excited to talk about priority projects coming up later this meeting because it will be the first time we've done that in over a year. So, for over a year, this Board has not talked about anything that gets has a direct impact on our community and we've mostly talked about policies and procedures. She is excited to get back to the work that we should be doing and how does IVGID serve our community and to get away from policies and procedures. Policies and procedures are important and she is going to underscore that. But what this report, in particular, tells her is that we do have good policies and that we do have good practices. Absolutely, there's always going to be things that we can improve upon and we can clarify that so that we can do better. But, on a whole, we're doing a good job. She really hopes that we can move forward, stop wasting time and resources on policies and procedures, and start working on things that actually matter to our community. Board Chairman Callicrate said he is in the middle on that as he thinks it is critically important we have our foundations of operation as they are very important. Were they earth shattering situations? No, not really. There were areas in here that were pointing out items that we kind of knew were there but we brought them to the forefront. Our Director of Finance and his team have been diligently working on making those necessary changes and recommendations from Moss Adams. He thinks Moss Adams did an excellent job summarizing what we do well and what we need to improve upon. Being that they are an independent third party just reaffirmed what we have been doing properly and then shows the areas that we do need improvement upon. To your point about later in the meeting, he absolutely agrees. Prioritization of all these different projects we have been bandying about is what the community wants to see. This is the non-sexy not fun part of the operation and activity that goes on behind the scenes. A lot of people get frustrated, even those of us on the Board, because we're not seeing things happening out in the community but it's critically important that we address some areas that haven't been addressed in a long time. Your points are well taken and as Trustee Schmitz said we can come at the middle as we have hashed this through for several months or years and now it's time to come to the conclusion and move forward. Trustee Schmitz said policies and procedures are what allow for good governance and ours are out of date and haven't been updated. So it is an important thing for this community because it allows the Board and the Staff to work together and to all row the boat in the same direction. Spending time and improving policies and then

adhering to those policies helps us all; it helps the Board, it helps Staff and therefore it does help the community. She doesn't think this is a waste of time and she appreciates the effort that's being put into it both by our District General Manager and Director of Finance as it is making us better and she appreciates that. Board Chairman Callicrate thanked the Moss Adams team, Staff, and the Board.

G.4. SUBJECT: BOARD POLICIES FOR APPROVAL – POLICY 7.1.0, 8.1.0 AND 18.1.0 *(was General Business Item G.3.)*

Director of Finance Navazio gave an overview of the submitted material. Trustee Dent asked District General Counsel if he reviewed the policies? District General Counsel Nelson said he reviewed the policies when they were placed in the packet. He hadn't reviewed them before they were put in the packet so the answer to your question is that he did not do a detailed review. Trustee Dent said he noticed, on agenda packet page 124, there are some words he has seen before in the policies and he feels like it gets us into a situation where we don't have clarity. Specifically, on agenda packet page 124, the first sentence of 2.1, the word 'typically' and then in the second sentence, it says 'maybe.' He feels like we should try to eliminate some of that stuff so there's clarity when things do or don't happen. Furthermore, there are several examples of times where we will group typical assets, but he thinks it would be good to have examples of things we won't be grouping just so we have a clarity there and we know what it is verses having the Director of Finance doing it one-way and the Controller doing it a little bit differently. He just thinks the consistencies is something we should be striving for and given the amount of time that the Trustees and Staff have put into this, he thinks we just need to make sure we have overall clarity so it doesn't get interpreted one way or another. That's been our issue for several years. Trustee Schmitz thanked Trustee Dent for his comments and said she just wants to continue on that same subject. If we're going to have these types of things that have capitalization thresholds, there should be, going back to the Moss Adams Report, there should be 'how is this being reported,' 'when is it being reported,' and 'who's approving,' because this is something that needs to be clear. It's important that there is consistency in the financial reports. She is recommending that Staff add some language about approval by whom and how is it being reported. Then, under the cost basis, she doesn't quite understand how you can capitalize services, donated goods and service, and use the word ancillary charges; it's ambiguous. She thinks, especially for the capitalization policies, it needs to be very clear and very prescriptive so that we have consistency in our financial reports. Board Chairman Callicrate said, on agenda packet page 125, on 3.1, it looks like it says ancillary charges being incidental costs necessary to place a capital asset into its intended location, condition or use;

examples include title, attorney fees or architect fees, freight charges, taxes, and site reparation costs. Ancillary charges are capitalized in addition to the purchase price and/or construction cost of capital assets. It looks like to that point; it does spell out specifically what ancillary charges are versus the value of donated goods and/or services. There may be ambiguity there but he is not quite certain but there might be. It looked like ancillary charges was pretty specific. Trustee Schmitz stated with ancillary charges, we should add the same thing that Trustee Dent recommended and that is what things are not so we do have some clarity and some examples. Director of Finance Navazio said we attempted to clarify and request to kind of clarify what was included in ancillary and incidental costs. It was Moss Adams recommendation that the 'roles and responsibilities' is covered in Section 7.0 on Page 127 which kind of applies to the whole policy in terms of the Board's role or our role and the Controller who's actually approving the application of the policy, but he will defer to other Trustees and come back to clarify additional questions. Trustee Tonking thanked Director of Finance Navazio for keeping section 7.0 because she feels like it was really aligned with what Moss Adams had said. So when she had tracked it, she noticed that Staff had taken that input from the last time we saw it which she really appreciates. Also, she has a little bit of concern about us listing every possible scenario. She thinks we're becoming more and more prescriptive and the more prescriptive you become the easier it is for people to find the holes. So she is of the idea that it is a policy and that it is a guiding document and not something in which you need to list every single option. So she thinks that going down that rabbit hole, we're actually going to harm ourselves more then what we're currently doing. Trustee Dent said just in case he wasn't clear earlier, he is not suggesting we put an example of every single thing, he is suggesting we put things that aren't included such that we would be listing things that don't fall under that policy. Trustee Schmitz said she has a question about reporting aspects. She sees the role is a responsibility but she thinks one of the things that Moss Adams identified was also reporting when and how that is happening. This is something that the Controller would be responsible for and providing that report as to the capitalization policy and how he is approving items to be capitalized, modified, or disposed of. Should we have that be a report to the Board on a periodic basis? Director of Finance Navazio said two things - the reporting is done. First of all, we started that this year, and you'll see it again at the February workshop. As to clarifying, in our budgeting and capital planning, what is to be capitalized and what is to be expensed it is because that's how we budget initially and then the reporting is done through our financial reporting, our monthly financial reports, our annual report and audit. If the Board wishes to receive additional reports on any accounting transactions, similar to the reports about checks over \$10,000, if the Board wishes to see reports related to how we are capitalizing, that is something that hasn't come

up before, but we could. To answer your question, we acknowledge the language in the Moss Adams report but when we looked at the sample policies they gave us, really, the reporting is being done through the financial reporting and, more specifically, during the preparation of the annual consolidated financial reports. Trustee Schmitz said as an idea it might be good to discuss this policy with the Audit Committee to see if the Audit Committee has any input or desire for reporting purposes just to make sure that the consistency in our financial reporting.

Trustee Wong made a motion to:

- 1) Approve Board Policy 7.1.0 - Appropriate Level of Reserves
Replaces existing Board Policy 7.1.0 and Practice 7.2.0
Replaces existing Board Policy 19.1.0 and Practice 19.2.0
- 2) Approve Board Policy 8.1.0 - Capitalization of Fixed Assets
Replaces existing Board Policy 8.1.0 and
Replaces Board Policy 9.1.0 and Board Practice 2.9.0
- 3) Approve Board Policy 18.1.0 – Central Services Cost Allocation Plan
Replaced existing Board Policy 18.1.0 and Board Practice 18.2.0

Trustee Tonking seconded the motion. Board Chairman Callicrate asked for further comments.

Trustee Schmitz said she cannot support Policy 8.1.0 because of the reasons stated by Trustee Dent who identified in Section 2.1 ambiguity and unclear language. Then, as it relates to Policy 7.1.0, there isn't anything that identifies what are excess funds or any discussion of how excess funds are to be handled in the event of potentially a refund or reduction. There should be something in that says if our excess fund balance is over some certain percent, here's what we should do and it does have steps, on agenda packet page 122, of possible allocations but it doesn't have any language that specifies at what point does the Board need to take action and it does not include, as an option, to either refund over payment to parcel owners or to specify that the recreation fee needs to be reduced in order to bring the level down to a specific threshold. Trustee Dent said he just wanted to state, on the comments he made earlier, the goal was to create clarity around these policies and all we are doing with the capitalization policy is creating more ambiguity and he thinks the issue that has plagued us for the last 6 years will just continue when it comes to having policies with 'typically' and 'maybe' and a Staff member can just decide when they're going to do something or not do something and it's just up to their own decision. He thinks, from a consistency's standpoint, he think this gets an 'F' and so he will not be

supporting the motion. He thinks we can make a couple of minor changes such as bringing back examples of where we will not be grouping things and he doesn't think that's a huge ask. Trustee Schmitz said she thinks we are making progress and we are headed in the right direction. The work that has been put in has been very positive however she doesn't think we are quite finished yet. Trustee Dent said he knows all updates were made to policies based on Trustees' recommendation. In section 2.1, who brought this up because this is the first time he has seen it so which Trustee asked for this change? Director of Finance Navazio said as he tried to explain in the overview, this was added specifically as a result of the discussion during the audit with the Audit Committee and also highlighted in the discussion with the Board when we presented the audit. There was consent that we needed to clarify, in the capitalization policy, this issue of individual items versus group items. So that's where that language came from. And as he said, we reviewed it with Moss Adams. To answer your question, most every time we're going to be doing it on individual items so that's why we listed examples of when we wouldn't because the default is that they will be doing individual items. He just wanted to clarify that but hopefully that answered your question as to why 2.1 is in there.

Hearing no further comments, Board Chairman Callicrate called the question – Trustees Callicrate, Tonking and Wong voted in favor of the motion and Trustees Dent and Schmitz voted opposed; the motion passed.

G.5. SUBJECT: BOARD OF TRUSTEES COMMUNITY SERVICES PRIORITY PROJECTS AND POTENTIAL FUNDING OPTIONS *(was General Business Item G.4.)*

District General Manager Winqest gave an overview of the submitted materials and said that, on agenda packet page 151, he wants to respond to a public comment made earlier about the survey results. The comment related to the community request that IVGID take care of what we currently have. That is exactly why he put the first bullet on the top two recommendations “...*enhance and maintain IVGID facilities and upgrade equipment on a regular schedule...*”. So it is there, we do realize that request, it is 110% true, that was the top priority of the community when we surveyed the community and so that is what we're planning to do like we always have been doing. Additionally, there are significant recommendations within all of these various plans. Obviously, tonight we took a big step forward in improving and expanding the Recreation Center, which is a top tier recommendation in the Community Services Master Plan. On agenda packet page 150, you see the Board priority projects. We have completed the bocce court construction project; we've completed the champ

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golf maintenance building and hopefully, we are going to be done with the Burnt Cedar Pool renovation project early this summer. We are clearly still in the planning phases with the dog park and the Incline Beach house improvement project. We hope to enter into the construction, this spring, on the Recreation Center locker room project and the Mountain Golf pathway project. So those are just some of the existing priority projects and significant projects we are currently working as directed by the Board. Additionally, he wants to point out that he did not include the effluent pipeline or the pond lining projects in this discussion as this is strictly related to Community Services projects. As we all know, the effluent pipeline and pond lining project is the single biggest priority project that the District is currently embarking on. Also, he wanted to point your attention to agenda packet page 154 where several recommendations and priority projects are listed and they are included in the Master Plans such as beach, Diamond Peak and Tennis Center. In regards to Diamond Peak, and also in response to a public comment, yes, he did include a short paragraph on agenda packet page 151, that basically states that the plan was approved in 2015. It's now been close to seven years and he and the General Manager Diamond Peak Ski Resort are planning, as long as the Board supports this, to reestablish/reaffirm what's in that master plan, or drop off, or eliminate, whatever is the desire of the community for moving forward. There are several projects in the Diamond Peak Master Plan that have significant relevance. And then furthermore, on Diamond Peak, see on agenda packet page 154, and the only items that he listed there, for consideration, are renovation of the Snowflake Lodge as well as the Ski Way construction because, during our last conversation about Ski Way, it was his understanding that the Board was unsure at that point in time. He recalls specific comments from Board members on whether or not we really needed to embark on that project. He believes that this project was somewhat on hold until Staff gets further direction on this matter from the Board. He also wants to point out that there is nowhere in this entire memo that he has listed anything else that would be related to the Diamond Peak Master Plan other than these two items. It does lay out some of the different things that are still running, including the skateboard park, which that would be one of Staff's recommendations as a project that we should focus on because we have not done anything essentially at the Skate Park since we built it other than general maintenance. We have a robust skateboard program now and obviously, we transition that up to the snowboard park and ski park at Diamond Peak. He believes that enhancements to the skate park are still in with the recommendations in the Community Services Master Plan. Then it talks about Village Green and he doesn't see the necessity right now to put dollars into Village Green until we determine what we are going to do as far as the dog park and relive some of the conflict. He will remind the Board we do have some dollars in the planning budget to evaluate irrigation and

drainage on Village Green as well as the BMPs in the parking lot thus we will be doing that. We talked about expanding the Recreation Center and it's also the community ice skating rink and snow play. He doesn't think it's any secret anymore in the community that right now there is somewhere close to \$600,000 in community dollars and he will be bringing back an agenda item, more than likely on February 9, for the Board to discuss whether or not they want to proceed with that potential opportunity as it is listed in the Community Services Master Plan as a top recommendation. Moving on to beach planning and, in particular, beach entries and pedestrian access, we already know that the Board has made the Incline Beach house a priority project and that's something he believes we should definitely get started on. The golf courses got a lot of work over the years and there hasn't been a lot of recommendations on major capital improvements. Rather, it's been more related to continuing to maintain, enhance, and upgrade our greens, tees or bunkers and the overall condition of the golf courses. He believes our Golf Staff continue to do a fantastic job. However, on the list is the Championship Golf Course pathway improvements project. This is a project that's been discussed and has been recommended. He believes there was also a mention during public comment earlier this evening regarding snow play at the driving range. We talked about Diamond Peak and he would say that the Tennis Center Master Plan is the plan that the District has followed the best and he believes it's also been very successful as we've taken care of the renovation at Tennis. We have nurtured the growth of pickleball which is fantastic. It really made the Tennis Center vibrant again, not to mention we saw a significant increase in tennis play, in particular as COVID was present. But we do know that courts 1 through 7 were built in the late 1970's and that some of them are in better condition than others but they continue to flounder, we continue to drop more and more money into backfilling and repairs. So while he doesn't think that those courts need to be replaced in the next year or two, he does believe that we should start focusing on making sure that the replacement of those courts are in the long range planning. Trustee Schmitz said she would like to see us identify some specific things under the bullet point of enhance and maintain IVGID's current facilities and upgraded equipment because she does think that Snowflake Lodge is an asset that she thinks we need to address and that she thinks the Lakeview chair is there. Even things like we made the decision to upgrade our accounting system - those are significant initiatives of demonstrating to our community what actions we're taking to actually carry out the enhancement and maintaining of the current facilities. She thinks that this list is all still valid and good and that dealing with the ingress and egress and for our beaches is very important because she thinks that we're having some challenges in the summertime in managing the flow of traffic and the flow of people. And if there's a way that we can link an RFID type project that that deals with Diamond Peak, and potentially also our beaches, she thinks this list is still

valid. Board Chairman Callicrate said the enhance and maintain gets back to the very first item that our District General Manager had listed under the top tier recommendations and it's consistent with how the community filled out the survey. Those are the three, critically important projects as well as ingress and egress for the beaches. The beach facility situation at Incline Beach. and he has been here for 37 years, hasn't improved much in that time. There's definitely room for improvement in that facility. That could be considered existing, but obviously, it'd be a new building. District General Manager Winqest said, in the interest of time, he would like to go to agenda packet page 156, where Staff is actually requesting feedback or reaffirm what are the priorities as recommended in the Community Services Master Plans and studies. Some of what Trustee Schmitz just said was to provide feedback on what sort of projects should be considered as high priorities. He has the spreadsheet feedback and potential funding mechanisms to inform the development of the 2022/2023 District budget and that's really what the Staff needs out of this discussion. Trustee Dent said he thinks our list, on agenda packet page 152, contains at least 2 items that are still in planning and he thinks it should be a priority to fast track those as much as possible. We've been talking about this dog park for at least the 6.5 years that he has been on the Board; Board Chairman Callicrate said 21 years. Trustee Dent continued that he thinks if we're going to move forward and fast on this Recreation Center expansion, then he thinks we should talk about the Incline Beach House as we have been talking about this for 5 years now so let's do it as it is a small little building so let's just go build it. He doesn't think we need to committee-ourselves for another year to figure out what it is we want as he thinks we had a lot of feedback and we were both on that committee a few years ago. He thinks we're pretty clear on what we want and we just don't need to do something big for one day out of the year or one week out of the year. Rather, he thinks we need something that works for our community for the whole summer and not just for that one day. We don't need to over build something. He has talked with the District General Manager and our Director of Information Technology about the RFID chips and the restricted access to the beaches; that's been something he has kind of worked on in the background a little bit. He thinks he has mentioned it a couple times at Board meetings but just trying to understand that process a little bit more and what it would take to kind of get there. He thinks we definitely need to piggyback on the Incline Beach improvement projects; maybe there's multiple phases to it or something like that. The last thing he wants to do is invest and not move forward with the building because we don't know how we're going to approach the access and we have to do traffic studies to figure out how many cars are driving down Lakeshore when we could be building the building. We can figure out the access at the beaches, in a later phase, with something such as the RFID chips. For the most part, he thinks we're on-point when it comes to our

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projects being these Community Services projects and the two we have with the Utility Fund. It just takes a little bit more of a push. He knows we are pushing on Staff to do a lot of things but he thinks if we're going to fast track the Recreation Center expansion, we need to definitely fast track the Incline Beach house and the dog park. Trustee Wong thanked District General Manager Winquest for putting this together. She has heard from a lot of community members who are excited that we're finally starting to talk about community projects again. She thinks the projects laid down on agenda packet page 154 are the highlights from all of the various plans. She agrees that the existing projects, that we have on agenda packet page 152, we need to continue to keep moving on them. So if she had to pick priorities from agenda packet page 154, it would definitely be Snowflake Lodge. She knows that one of the questions we had was about what kind of funding. We know that Diamond Peak contributes back to our community significantly and so if we didn't do that for two years, we'd have the funding we need for Snowflake Lodge so that is something for us to consider. In terms of other high priority, she looks at things related to safety as also being priorities and nobody really wants to prioritize Ski Way reconstruction but that is something where we have an issue with cars, pedestrians, and skiers being in the same space at the same time and so if we can increase safety for all of those stakeholders at the same time, she is a fan of that. But should it be one of our top priority projects? She doesn't know. She does kind of look at Ski Beach boat ramp reconstruction in the same vein because she does see that as being a safety issue. Any of the projects on agenda packet page 154, she thinks our community would be extremely excited about. This being her last year on the Board, she knows that her input to take this further beyond this year isn't going to go very far. She also knows she probably isn't going to see any of these projects get to a construction phase next fiscal year. Board Chairman Callicrate said we've been on the Board the same amount of time and it's been frustrating. Then, when Trustee Dent about six months later the three of us said can we just get this moving along so; we're the closest that we have been in a long time. Trustee Tonking said she definitely agrees with what Trustee Dent said about agenda packet page 152 and making sure that we prioritize those two projects under the Community Service planning and she echoes what he said so she doesn't need to repeat that because she thinks that was very accurate. When it comes to the other projects on agenda packet page 154, she also thinks about what Trustee Wong said about Ski Way, but also, she worries about the Chateau. We've heard issues about how it's holding up and about how some of its maintenance is going, so she feels like that's going to be something that pops sooner than we would like just because of some issues from when it was built originally so she thinks that's something we need to keep in our sights. As District General Winquest just brought up, those tennis courts, one through seven, they've been there for a while and they are also going

to have issues that we're going to have to think about and deal with. She thinks those three, Ski Way, Chateau, and the Tennis Courts, unfortunately, are things that are going to come up sooner than we think. That's just something we need to think about as full safety and maintenance of those venues. And, to then answer District General Manager Winqest's question about the revisiting of the Diamond Peak Master Plan, she thinks that's probably a great idea. We've all said it - Snowflake Lodge has a lot of potential, Lakeview chairlift is a little slow and it she would like a faster chair but that is a personal preference. There's a lot of things that we can start to look in that area as well so those are kind of her thoughts and she appreciates all the work and time that went into the memorandum. It's really helpful to lay it all out especially for her who hasn't seen some of these projects before; thank you. Board Chairman Callicrate said he does echo that and he would like to fast track the dog park and the Incline Beach house. The first time he was on the Board, we made Village Green a temporary dog park, that was 22 years ago so it's time to move on that project and it's really beyond time. He would like to fast track for both of these projects so let's get them in a more robust situation. The whole Beaches Master Plan has been a big thing since way back. He would like to see a holistic approach to Incline Beach and answer it once and for all with parking and hardscape landscaping. There's a lot that could be done down there to make it a much more pleasurable experience for our residents, property owners, and guests. Ideally, we could do it all at the same time when we do the Incline Beach house but we may have to phase it in. He would like to go back and finish what was started at Burnt Cedar pool with the whole east end that needs help with picnic sites and hardscape landscaping. Let's not forget about the Hermit Beach situation; we have all those kayak and paddleboard racks and that place is just a nightmare for people who want to store there. Maybe we can get enclosed or partially enclosed structures for year-round storage which would be a much better experience for the people who rent there. This might also allow a much easier access to the beach itself. Absolutely, the boat ramp; ideally that would be taken care of during a low water year which we are just coming out of. After this winter, we are going to have less beach and more opportunity for boat launching but that definitely has to be looked at. And he is all about Snowflake lodge - it's a dump. It needs to be made modestly larger not some big grandiose Chateau in the mountains but that needs critical help and to Mr. Abel's comments, the Lakeview chair. Everything is a priority, but it can't be because we have to phase it in. The skateboard park, he would love to see finally done. We were supposed to have done Phases 2 and 3 already as of 17 years ago and yet it sits at Phase 1. Because of the robust activity with the skateboarders, and by extension the snowboarders in the wintertime, he thinks that would be a very valuable expense to see that flushed out in its entirety. It will serve the young kids, the older kids, and the adults. He liked that whole RFID chips that Trustees

Dent and Schmitz brought up. We've been talking to the Director of Information Technology about behind the scenes for 24/7, 365 security for all of our beaches and facilities. He is really big on whole security situation. The behind the scenes stuff along with what Trustee Wong said with safety and security. He thinks that we need to have a better surveillance of what's going on so throughout all of the facilities in the community. To the District General Manager's point, we have reaffirmed project priorities. He thinks that we've given Staff our top five or six things. District General Manager Winqest said let him recap what he has heard and then we should have a discussion on funding. What he has heard and agree with is continuing to work through the dog park and the Incline Beach House project as quickly as possible. He is doing what he can. He wishes there was more opportunity and more land available. We have some maintenance on existing sites and we have a lot of work there and getting the committee on board with that with what our goals are. He thinks everybody's in agreement, so we have to take a holistic look at beaches, in particular Incline Beach. He agrees with Trustee Dent about Phase 1 with taking care of that building. He also agrees with the fact that it was too big and not necessary. He thinks we just need to really focus in on what we really need there, what makes sense, and he plans to have some level of District General Manager's Community Advisory Committee to help with that as well. Snowflake Lodge seems to be heavy on the radar so we need to get that in the 3-to-4 year plan. He will say, based Trustee Wong's comments, that has been a little bit perplexing. We've stashed the excess revenue that Diamond Peak brings within the Community Services fund balance. He really thinks we need to start taking 50% of that and putting it into a sustainable capital fund for Diamond Peak to be able to pay your own way for capital projects. Trustee Wong is totally right, if this had been our practice, we would have the money right now to take care Snowflake and maybe even start replacing Lakeview. He thinks we need to focus on getting that on the radar; Skate Park was the other one that he heard. And also, just making sure that we're focused on Ski Way or anything that is safety related. The Chateau, as he mentioned, we will be putting dollars into budgets to do a full assessment of the Chateau. That should inform future capital budgets as it's related to updating the Chateau. Ski Beach boat ramp is in 2025-26. He believes there's planning dollars, somewhere around \$700,000, in 2026 and that he thinks that was intended as replacement of the boat ramp. He does believe that as costs have gone way up, that's something that we need to get on top of and he needs to get a better understanding of what we need and get that updated in the five-year plan and some of the other things that probably need updating as far as conceptual cost. That's kind of what he heard; please let him know of anything he forgot. He believes that contingency plans are appropriate in some of the funds because although we believe Ski Way can survive a few more years with proper maintenance as well as the boat ramp, you never

know what's going to happen especially in the nasty winters that we get here or something could happen with the boat ramp and that's a critical piece of infrastructure that we cannot have down and our community needs to be able to access the boat ramp as popular as boating is in this community. Let him know if he missed anything and he believes we should have a discussion on funding. Board Chairman Callicrate said there have been comments made several months ago that pointed at Trustees Dent, Schmitz and himself - they've been misquoting saying that we would never go out to bond. That is patently false. He is not going to speak for his colleagues, but for himself, at the time he said it wasn't prudent to go out for any kind of bonding was because we had so much money in our coffers as well as we already had bonds we were trying to pay off or were in the process of paying off. He thinks it makes sense for large ticket, large scale items to at least consider the opportunity maybe pay 50% and then amortize the rest of it over the life of the bond; whatever makes the most sense financially. And obviously it would be dependent on the project. For Ski Way; it seems like that would be absolutely a bondable situation because that's going to cost several million dollars and the same thing for perhaps all of the Beach Master Plan but we need to spend our reserves so that we are where we're supposed to be. And then to a comment made earlier tonight, we need to have the appropriate levels of Beach and Recreation Fee so that the community doesn't feel like it's been taken advantage of or that we are collecting money for the "slush fund" which there isn't one but that comment seems to be made very frequently. He would not be opposed to an appropriate bond level for the appropriate capital improvements whatever they might be. He thinks there is a hybrid model that would work for our District and our Director of Finance certainly has the pulse on that. Trustee Dent said he spoke to this last year or the year before that. It just depends on the right situation and does it make sense for property owners now to pay the full amount for a project or facility or drainage structure that will be around for 50-100 years. He is not sure that is the right approach. This process we've been going through with the capitalization the last couple years, he thinks there's other ways to do this and other ways to fund it. Pay as you go works for certain things and then for some of these like legacy projects, the homeowner today shouldn't have pay for the buildings in 50 years or the road that's here in 100 years. Trustee Tonking said she agrees with what Board Chairman Callicrate and Trustee Dent just said. Bonding has great potential, but it depends on obviously interest rates and other things and then as Trustee Dent said, if it's here for a long time, why are the people that are living right now paying the full cost of it? Trustee Wong said she has been an advocate for bonding for longer term projects for a long time. One thing she will say but she thinks all of her colleagues need to dig deep into the statements that they're making right now because we paid cash for the Diamond Peak culvert and a majority of us were on that Board

and made that decision She is extremely skeptical about having the votes needed to do financing/to bond. Our staff brings to us almost every year a great proof of concept, and this Board says that they are in favor of it and she is talking about golf cart leases. Our Staff, on a regular basis comes to us and says "Hey, here's a leasing proposal" and our Board says yes, and then the next meeting when the leasing proposal comes in front of us, we don't have the votes to carry us through. She doesn't think this is a discussion we can have in one meeting rather she thinks we need to have a series of conversations about this. She also thinks that every Board member needs to dig deep into what they're willing to commit to going forward because these are large projects and these are large dollar projects and if you bond correctly, there is an ability to bundle projects together and finance them all at once. There's a huge opportunity here. But if not, if we're not willing to make that commitment, then we could completely hamstring this community. It's probably on the fence if she is going to be on the Board when this decision comes through, but she would encourage each Board member to dig deep and really think about this and commit to what you want to commit to, so that we're able to move forward and so that we don't have to move backwards. Board Chairman Callicrate said these are valid points, well-intended and well taken. Our budget workshop is coming up at the end of the month and he would hope that we have an opportunity to discuss funding and that the opportunity is there as we move forward with the whole budgeting process. Director of Finance Navazio said you have a budget workshop coming up in two weeks where we're going to be looking holistically at venues and funds and there's a piece of this particularly as it relates to what the Board wants to see as Diamond Peak and prioritizing the use of the revenues for Diamond Peak projects. Our third workshop in February is specifically related to the master plan and he and the District General Manager will put our heads together because he thinks it'd be helpful that we touch on it before now and then, but really start that workshop with a focus on priority projects, the funding capacity, and the funding options. As to the Director of Finance perspective, some of the comments on bonding are spot on because it relates to intergenerational equity and paying for it over its life. There's a lot of priorities that folks want to see done in the next 3 to 5 years and if we do the payments as you go then collect more money and do the next one, he is oversimplifying, but there's the ability to put together a comprehensive finance plan to support the District's priority projects that are determined to be the most important. There's going to be a combination of funding almost every time. We should be taking a holistic look on how to best use limited resources to our greatest benefit. District General Manager Winqest said as far spending cash on projects, we should be focusing on spending fund balance on shorter term projects. Projects that impact people immediately; projects that impact existing parcel owners. He totally agrees that our long-term legacy projects should be either

fully bonded or combination of bonding and cash with cash on hand to service the bond. With that said, we are about to spend \$5 million dollars on the Burnt Cedar pool, and we are paying cash for a 50-year project. We need to focus and commit to improve our funding plan, block out the noise, and manage the District using good governance. There's always going to be people that will disagree with what we're doing and think that we should spend all the cash we have now. He fully understands the concept of we have a lot of money in fund balance, and we have been spending it down, realistically, he does think we've made some good decisions to spend that money because our community deserves that. With that being said, we are spending down the fund balance. We don't have as much as a lot of people think. So really focusing on that and on that long term funding plan will be important and committing on what we are we doing. We will have an opportunity to discuss this during the budget process and particularly the next budget workshop. He and the Director of Finance really just wanted to get a feel for where the Board is because that'll help inform us on how we will make recommendation. He is comfortable with what we got out of this; he appreciates all your input. We got a lot of great opportunity to provide some of the additional services to the community and continue to care of what we currently have. This conversation helped us move through the budget cycle.

G.6. SUBJECT: MATHIS GROUP – PHASE II

Board Chairman Callicrate gave an overview of the submitted materials. Trustee Dent said you hit on it as far as being able to have something to pass along to future Boards. He wouldn't want to spend this kind of money if it's not something we could reuse since we're going to have the future Board 10 months from now. He definitely thinks we need it have some sort of work plan. Every time there is a new Board, it is something that the Board works through and it's almost like a contract we agree to as it is a tool for future Boards. There are a few bullet points at the end but it's kind of general as to the documentation. It talks about personality tests and stuff like that and communicating with us and sitting down and meeting with us. And as long as we do get those results, he thinks that would be key, and as long as we work through executing the contract, we know what we are getting. As long as we get some kind of work plan out of it that we can reuse every two years, he thinks this would be great. Trustee Wong said she was skeptical from beginning. The first time the contract came up, she voted no, but after her interview with Dr. Mathis, she was extremely impressed by him and his methodology. She has participated in a lot of leadership programs and trainings. She has facilitated them herself and she thinks he can really help not only the Board but the District, District General Manager, and his leadership team; she is in support of this. Trustee Tonking said she can echo

what her colleagues have said. She found Dr. Mathis to be very helpful and she thinks Trustee Dent makes a good point to make sure this is something that we can use going forward because otherwise it's just a lot of money. It's the perfect opportunity, she really enjoyed her conversations with him, and she thought it was really helpful and she looks forward to it. District General Manager Winqest read the following comments submitted by Trustee Schmitz who had to leave the meeting:

After a lengthy conversation with Dr. Mathis, she concurred we're on the same page as far as documenting. She still recommends to her fellow trustees that the language include the addition to include documents.

District General Manager Winqest continued that this is similar to what Trustee Dent said and that he did have a conversation with Dr. Mathis after he received this feedback from Trustee Schmitz, and that's why he added a small paragraph towards the end which references documents. It was also a request from Trustee Schmitz that we include a full final review and recommendations on how you evaluate the District General Manager, which he thinks is very important thus that is why he added it in. Trustee Schmitz just wanted to make sure that its more documented in the proposal, but he thinks his recommendation on that rather than having Dr. Mathis re-up on the proposal is for Board Chairman Callicrate to direct the subgroup, as the Board Chairman, and thus you have the ability to ensure that Mr. Mathis delivers. Making sure that this training stands the tested of time and transitions to future Board members on whether or not they have experience or not is also a great goal. His personal opinion is after having spent a lot of time with Dr. Mathis, he completely agrees with what everybody's saying and that this effort will provide a lot of benefit. As far as it relates to him, he has had great conversations with Dr. Mathis about what a District General Manager needs to be successful as far as how that position interacts with Board members and/or the Board collectively. It will be very beneficial, help him as an executive as well as help the Senior Team. It will also help with our relationships with our Board members and help us understand each other better on how we can work together better and more effectively. It all equates to better governance; the Staff is going to benefit as is the community.

Trustee Wong made a motion to approve spending \$48,700 to contract with the Mathis Group for the Board of Trustees Training and Leadership Program. Trustee Tonking seconded the motion. Board Chairman Callicrate asked for further comment, receiving none, he called the question – Trustees Callicrate, Dent, Tonking and Wong

voted in favor of the motion and thus the motion was passed. Trustee Schmitz had already left the meeting was not in attendance to vote.

H. MEETING MINUTES (for possible action)

H.1. Meeting Minutes of December 8, 2021

District General Manager Winquest stated we received correspondence from community member Judy Miller and he spoke to the District Clerk regarding the requested three edits; those edits will be made. Board Chairman Callicrate approved the meeting minutes of December 8, 2021 as corrected.

I. FINAL PUBLIC COMMENTS*

Aaron Katz said he talks about deceit often and you just gave an example of deceit to the community and you probably didn't even realize it. The issue is bonding. It's not whether you represent it that you would or would not ever bond. The issue is whether you would ever bond without first going to the voters and obtaining their approval. You promised that and Trustees Dent and Schmitz promised that. Before you start talking about bonding you better start talking about having an election where the voters tell you whether they're going to approve the bond because who pays for the bond? The voters do. This is what you represented. And he says instead of coming up with your never ever ending project list, you need to go to the voters to get their approval because maybe they're not in favor of this never-ending spending and this is a big issue that needs to be resolved one way or another. It's time to resolve that issue and he implores you to do what you represented to all of us. He also has big objections to Ski Way because he has raised this issue before. Unless Tyrolean village can pay their fair share for upgrading Ski Way, because this is their ingress and egress, there should be no modifications or improvements to Ski Way - it's that simple. And they have to enter into a maintenance agreement for the future and pay their fair share. The fact is it has gone on for 30 years and he thinks that is absolutely disgusting. You represent all the property owners, not just the ones at Tyrolian Village. You don't come and plow his street. He can't get out because there's 8-feet of snow there but the people in Tyrolian Village get out really easily. It doesn't cost them anything. So you need to seriously consider that. Finally, he wants to talk about the District Clerk and her disrespectful preparation of the minutes where he is referred to as "Katz". No, I'm not Katz, I'm Mr. Katz, like every other member of the community.

Yolanda Knaack said in your discussion on bonding, a couple of things you didn't take into consideration is that the pond is going to cost a lot more and the other issue is that if you have fund balances that are high are sitting in accounts for

years, they are not making any interest. There's more involved and all that has to be taken into consideration. Thank you.

J. ADJOURNMENT (for possible action)

The meeting adjourned at 9:43 p.m.

Respectfully submitted,

Misty Moga
Acting District Clerk

Attachments:

Two written statements submitted by Aaron Katz

WRITTEN STATEMENT REQUESTED TO BE INCLUDED IN THE WRITTEN MINUTES OF THIS JANUARY 12, 2022 REGULAR IVGID BOARD MEETING – AGENDA ITEM C – MORE EVIDENCE YOUR STAFF ARE A BUNCH OF LIARS – THIS TIME IT’S THE DISTRICT’S PUBLIC RECORDS (“PRO”) AND INFORMATION (“PIO”) OFFICER AS WELL AS OUR GM – SO WHAT ARE YOU GOING TO DO ABOUT IT BOARD?

Introduction: For some twelve (12) or more years now I have been criticizing much of our senior staff as lacking competence, being deceitful (i.e., concealing material facts from the Board and the public), being grossly over compensated and over benefited, and the willing poster children for “the IVGID culture.”¹ And now we have yet another example...again. Your PRO’s concealment of public records. And that’s the purpose of this written statement.

My Public Records Request of November 7, 2021: On November 7, 2021 I made a public records request to “examine records evidencing the time internal services staff (allegedly) spent...on any aspect of the Phase I of the Mountain Golf cart pathway replacement project.”² NEVER has Mr. Herron ever provided these records for my examination³.

My Public Records Request of December 1, 2021: Ms. Herron came up with a phony document obviously created after-the-fact in response to my November 7, 2021 records request; a “project accounting” sheet. To demonstrate that this was and is a phony document, on December 1,, 2021 I asked to examine every project accounting sheet for every capital improvement project (“CIP”) taking place on/after July1, 1979². After all, and just like project summaries for every CIP, project accounting sheets should exist assuming such a sheet is not a phony document. Right?

Ms. Herron’s December 9, 2021 Response: On December 9, 2021 I received an e-mail response to my December 1, 2021 records request where she informed me that “staff is working up a response ...and we hope to have that to (me) by the end of the week.”² I never heard anything more from Ms. Herron insofar as this records request were concerned. Not by the end of the December 9, 2021 week, and not ever!

Our GM’s January 12, 2022 Update Insofar as My December 9, 2021 Records Request Were Concerned: At page 10 of the packet of materials prepared by staff in anticipation of the Board’s January 12, 2022 meeting [https://www.yourtahoeplace.com/uploads/pdf-ivgid/Package_-_01122022.pdf (“the 1/12/2022 Board packet”)}, Indra provided the IVGID Board and the public with an update insofar as public records requests post-dating December 1, 2021 were concerned. With

¹ A culture where un-elected staff care more about themselves, their colleagues and select “favored collaborators” than the public they were hired to serve.

² See my recital of this fact in my January 9, 2022 e-mail to the Board and our GM. That e-mail is attached as Exhibit “A” to this written statement.

³ See my recital of how Ms. Herron responded in Exhibit “A” to this written statement.

respect to my December 9, 2021 request Mr. Winquest recited that “staff is preparing a cost estimate for providing these records (and) Mr. Katz has been advised of the same.”⁴

My January 9, 2022 E-Mail to Our GM Insofar as His Representations on Page 10 of the 1/12/2022 Board Packet Were Concerned: When I read what Mr. Winquest had informed the Board and the public insofar as my December 1, 2021 public records request were concerned, *which was false*, I sent him an e-mail (on January 9, 2022) giving him until 5:00 o’clock P.M. that day to produce written evidence which supported his statements to the Board and the public, otherwise I would go public and make a big deal regarding the same⁵.

Mr. Winquest never responded to my January 9, 2022 e-mail, one way or the other. And so at 9:46 P.M. that evening I went public with my e-mail to the Board of even date².

Ms. Herron’s E-Mail Admission to Me of January 10, 2022: The following morning, I received an e-mail from Ms. Herron admitting that contrary to Mr. Winquest’s assertion of fact, she had “not follow(ed) up with (me) on (my) records request (insofar as)...Staff providing (me with) an estimate.”⁶

My January 10, 2022 E-Mail to the IVGID Board: After Ms. Herron admitted that she had committed public records concealment, I shared this evidence with the Board and Mr. Winquest asking what members “intend(ed) to do about it?”⁶ And how did the Board respond? Nothing, nada, zip, etc.

Conclusion: The concealment of public records is a crime⁷. Given that’s what we have here and I’m tired of having to deal with the same criminal activity, time-after-time, the public should be aware of the same. Which explains this written statement.

And You Wonder Why You’re Recreation (“RFF”) and Beach (“BFF”) Facility Fees Are as High as They Are? I’ve now provided more answers.

Respectfully, Aaron Katz (Your Community Watchdog), Because Only Now Are Others Beginning to Watch!

⁴ A copy of that page together with an asterisk next to the quoted language is attached as Exhibit “B” to this written statement.

⁵ That e-mail is attached as Exhibit “C” to this written statement.

⁶ That e-mail which is part of a string of e-mails between Ms. Herron, me, and the IVGID Board, is attached as Exhibit “D” to this written statement.

⁷ See NRS 239.310 which states it “is...a category C felony (for) a person (to) willfully and unlawfully... conceal...a record, map, book, paper, document or other thing filed or deposited in a public office.”

EXHIBIT "A"

I Keep Telling You it's Essentially Everything These People Do - Our GM's Misrepresentation to the Board and the Public re My Request to Examine Public Records

From: <s4s@ix.netcom.com>
To: "Callicrate, Tim" <tim_callicrate2@ivgid.org>
Cc: "Dent, Matthew" <dent_trustee@ivgid.org>, "Wong, Kendra Trustee" <wong_trustee@ivgid.org>, "Schmitz, Sara" <schmitz_trustee@ivgid.org>, "Tonking, Michaela" <tonking_trustee@ivgid.org>, <ISW@ivgid.org>
Subject: · I Keep Telling You it's Essentially Everything These People Do - Our GM's Misrepresentation to the Board and the Public re My Request to Examine Public Records
Date: Jan 9, 2022 9:46 PM

Chairperson Callicrate and Other Honorable Members of the Board -

I keep telling you it's nearly everything your vaunted staff do. Everything!

By and large senior staff are a bunch of liars. They resent the fact they must report to the Board, or to explain any of their actions to anyone. And they don't give a damn about the public they were hired to serve. Nor the local property owners for whom they are directly accountable. All they really care about is themselves, their public employee colleagues, and their special interest favored collaborators who they can count on to come to their support when evidence of their wrongdoing is made public and they need cheerleaders. It's called the IVGID culture. And who better to be the head of that culture than one of its proud products? Our GM Indra.

About a week ago I made all of you aware of Susan Herron's lies re my request to examine documentation and information pertaining to Greenwood Homes' requests to use the Chateau to conduct a pre-sales dog and pony show for a new 40 unit condominium project being proposed at 947 Tahoe Blvd., first on Jan 10, and later on Jan 24, 2022. And instead of terminating Ms. Herron, all we heard from Indra was "I don't have time for this nonsense." And why did he not have time?

Well it turns out it was because he was engaged in similar lying of his own. To advance another false narrative to make you believe he really is a truthful and appropriate steward to be our GM. Well he's not. And that's the purpose of this e-mail.

Take a look at page 10 of the Board packet for your upcoming Board meeting on Jan 12, 2022. There Indra advances the false narrative of how open and honest he and his staff are when it comes to public records requests. His first entry pertains to a request of mine; something he wrongly describes as a request for "project accountings." And his explanation of its status of this request is: "staff is preparing a cost estimate for providing these records," and, "MR. KATZ HAS BEEN ADVISED OF THE SAME."

NOT TRUE. The correct narrative is that Ms. Herron and Indra are guilty of willful concealment of public records. Or probably more aptly, there is no concealment because the truth of the matter is that none of the records sought to be examined actually exist. A "project summary" sheet has been created after the fact to make it look as if these sheets are regularly prepared for all CIPs, when they do not.

So here is the truth and I've got the documents to back up what I recite:

On November 7, 2021 I made a request to "examine records evidencing the time internal services staff (allegedly) spent

and the costs internal services staff (allegedly) incurred on any aspect of the Phase I of the Mountain Golf cart pathway replacement project." I think we all now know that NONE EXIST because of Mr. Navazio's admissions at the Board's last meeting.

Nonetheless, on December 1, 2021 Ms. Herron provided me with a phony "project accounting" sheet for this project which supposedly included the internal services labor costs advanced by staff to this project I had asked to examine. The problem is it did NOT include any of these labor costs and each of you know this to be fact because I copied you on my e-mail follow up to Ms. Herron where I raised this objection. And BTW, Ms. Herron has NEVER provided the records I requested which translates to a Public Records Act violation which if willful (which it is), is unlawful.

This phony "project accounting" sheet Ms. Herron provided was obviously created AFTER THE FACT to fabricate a record that did not exist to make it look as if she was responding in good faith when the truth is, she was not. And it was intended to make the less informed believe that everything was up front and honest in the expenditures staff was making, when it was not.

So my intent was to call our Ms. Herron and the rest of your vaunted staff as being the liars they really are. So I said to myself; okay, I'll play your silly game. If staff normally prepare project accounting sheets for each of its CIP projects which include the internal services labor costs advanced by staff to those projects, much the same as project summaries which are created for each, it should be a very, very easy thing to make ALL of such sheets available for one's inspection. In fact at the District's admin offices during normal business hours. So on December 1, 2021 I made another public records request "to examine EVERY project accounting sheet for EVERY CIP project approved by the Board from July 1, 2019 to the present." I knew that there would be no way to after the fact fabricate documents that didn't exist, just like what Ms. Herron had provided to me, if I asked for all such sheets. Which explains why I did.

So how did Ms. Herron respond? Instead of just admitting the truth that there were no such sheets, she tried to run me around in circles by disingenuously asking me to provide the CIP project numbers for each of projects I had asked to examine project accounting sheets. Now why would Ms. Herron require CIP numbers for each and every CIP? Nevertheless, I pointed her to all budgeted projects since July 1, 2019 on the District's web site which included the CIP numbers she had requested.

In response, on December 9, 2021 Ms. Herron followed up stating as follows: "staff is working up a response to your request and we hope to have that to you by the end of next week." That's the last I heard from Ms. Herron. And now that more than a month has gone by, I've heard nothing more from Ms. Herron. Nothing! In other words, Ms. Herron never wrote to nor e-mailed me advising "staff is preparing a cost estimate for providing these records" as Indra represents on page 10 of the Board packet.

Up until last Friday afternoon I didn't know about Ms. Herron's and Indra's lies. That was until I was provided with the Board packet for next Wednesday's meeting. And over the weekend I started examining the same. And when I came to page 10 I stopped and said to myself, wait a minutes. THIS IS A LIE! This is an attempt to make you Board members, think staff are open and honest and complying with Nevada's Public Records Act when in truth and in fact, they're guilty of willful concealment because they know the truth will not look kindly upon they and their colleagues.

But before I went public with these facts, at 8:04 A.M. this morning, I e-mail Indra put him on notice of the same. I did not copy anyone with the e-mail. It was just one-on-one. I asked Indra to share with me the so called writing or e-mail allegedly sent to me advising that "staff is preparing a cost estimate for providing these records" because NONE was ever received. In other words, I can't possibly have been advised of the same if nothing was ever sent. I told Indra that UNLESS he provided me with written evidence of the subject advice by 5 P.M. this evening, I was going to go public with the truth and call him out for being the liar he too apparently is.

So what was produced? NOTHING! What did I hear back from Indra on this or any other subject? NOTHING! And it has now been nearly 14 hours! And why? Because the statement is a lie. And Indra knows it is a lie just like the liar who presumably shared this untruth with him.

Yes I'm going to file a criminal complaint. But there's a lesson for all of you to learn.

YOU CAN'T RELY UPON THE TRUTHFULNESS OF ANYTHING YOUR SENIOR STAFF SHARE WITH YOU BECAUSE THEY DON'T SPEAK THE TRUTH. In the past I have provided evidence to you that Mr. Navazio doesn't speak the truth. I did the same insofar as Mr. Underwood is concerned. I did the same insofar as Mr. Howard is concerned. I did the same insofar as Mr. Raymore is concerned. I did the same insofar as Ms. Herron is concerned. And now I do so insofar as our GM himself is concerned. The entire organization is dirty to the core. Because they care more about covering their asses than sharing the truth. And if you had any guts, you'd line them all up at a public meeting, one next to another, and terminate them ALL. And that's what I ask you do.

No one likes to accuse his/her president of being a crook. And I take no glee in calling out Indra and his senior staff as being a bunch of over compensated liars. But that's exactly what they are. And you wonder why and how they steal nearly \$7M annually from local property owners?

And to anyone else reading this e-mail, now you're on notice.

Respectfully, Aaron Katz

EXHIBIT "B"

Policy 3.1.0, Subparagraph 0.4 – Report to the Board on Contracts Signed by the District General Manager

From December 2, 2021 to January 5, 2022

PO Number	Vendor	Description	PO Amount
22-0149	Etcheberry Construction LLC	Golf course tree work	\$15,485.
22-0150	Sanity Solutions	Sanity-as-a-Service – Server software (IT)	\$11,800.
22-0157	Industrial Software Solutions	SCADA Wonderwear software annual lic	\$14,160.
22-0158	Western Nevada Supply	Full-circle repair clamp-high pressure section	\$18,296.25
22-0159	Western Nevada Supply	Repair couplers	\$5,588.66
22-0160	Washoe County Community Svcs	Street cut permit fees	\$5,929.
22-0163	Shafer Equipment Company, Inc.	Drivetrain repair	\$5,173.

Public Records Requests

Following are the public records requests from December 2, 2021 to January 4, 2022

12/01/2021	Katz, Aaron	Every project accounting for every CIP project since 7/1/2019 to present		Staff is preparing a cost estimate for providing these records; Mr. Katz has been advised of same.
12/06/2021	Gumz, Joy	IVGID Privilege Document Log	12/08/2021	Complete
12/07/2021	Katz, Aaron	More on the Dog Park – Application, Transition for Charges by Cost Center, Cost Recovery Agreement and Payment	12/07/2021 12/07/2021	USFS Application sent Cost recovery agreement and payment – no records to provide – complete
12/13/2021	Wright, Frank	Community Holiday Lights	12/14/2021	Complete
12/16/2021	Katz, Aaron	RFP and Responses – Special Counsel	01/04/2022	Complete
12/28/2021	Wright, Frank	Copy of e-mail from Rice to Nelson; Nelson to Board	12/29/2021	Complete
01/01/2022	Martini, Margaret	Contract with Thorndahl Armstrong and copy of e-mail transmitting a letter to the BOT	01/04/2022	Complete

EXHIBIT "C"

You Misrepresentation to the Board and the Public re My Request to Examine Public Records

From: <s4s@ix.netcom.com>
To: <ISW@ivgid.org>
Subject: You Misrepresentation to the Board and the Public re My Request to Examine Public Records
Date: Jan 9, 2022 8:04 AM

Hello Indra -

This is between you and me as of this point in time. But unless you provide the evidence TODAY, its going to blow up.

If you don't have the time for this nonsense, either provide the evidence or do what you know you need to do.

On December 1, 2021 Ms. Herron provided me with a phony "project accounting" sheet for the Mtn Golf cart pathway replacement project which supposedly included the internal services labor costs advanced by staff to this project (even though it included none of these costs). This was in response to my November 7, 2021 request to "examine records evidencing the time internal services staff spent and the costs internal services staff incurred on any aspect of the Phase I of the Mountain Golf cart pathway replacement project."

Because Ms. Herron's response suggested staff regularly produce a "project accounting sheet" for every project they prosecute, and I believe this is a lie, on December 1, 2021 I asked "to examine EVERY project accounting for EVERY CIP project approved by the Board from July 1, 2019 to the present." Just like project summaries, this document should exist for every CIP staff prosecuted..ASSUMING IT EXISTS.

These documents have NEVER been made available for examination. Ms. Herron's last disingenuous response to me was received on December 9, 2021 and it states as follows: "Staff is working up a response to your request and we hope to have that to you by the end of next week."

Well a month has gone by. And I have heard nothing more from Ms. Herron.

Meanwhile, page 10 of the Board packet for next Wednesday's meeting references my request for project accounting sheets. But it **WRONGLY** labels my request as one for "project accountings." Be that as it may, your response is "staff is preparing a cost estimate for providing these records. MR. KATZ HAS BEEN ADVISED OF THE SAME."

Before I accuse you of lying Indra, show me the written communication to me stating that "staff is preparing a cost estimate for providing these records." Because I never received the same. Because it was never sent. Because your Ms. Herron is lying. And she is lying to you. But before I go public with all of this I am giving you the opportunity to demonstrate I am wrong and Ms. Herron is innocent.

I understand today is Sunday, but I'm giving you until 5 PM to provide what I request. Call Ms. Herron on the telephone and ask her to provide you with the same so you can provide it to me. IF IT EXISTS because remember, I never received the same. If it isn't provided, I go public.

And let's be clear, Ms. Herron has NEVER, NEVER provided "records evidencing the time internal services staff spent and the costs internal services staff incurred on any aspect of the Phase I of the Mountain Golf cart pathway replacement project" as I requested on November 7, 2021. AN UNLAWFUL ACT.

Thank you for your cooperation. Sorry to ruin your Sunday. But you've already ruined mine. Aaron Katz

EXHIBIT "D"

I Keep Telling You it's Essentially Everything These People Do - Our GM's Misrepresentation to the Board and the Public re My Request to Examine Public Records - Ms. Herron's Admission

From: <s4s@ix.netcom.com>
To: "Callicrate, Tim" <tim_callicrate2@ivgid.org>
Cc: "Dent, Matthew" <dent_trustee@ivgid.org>, "Wong, Kendra Trustee" <wong_trustee@ivgid.org>, "Schmitz, Sara" <schmitz_trustee@ivgid.org>, "Tonking, Michaela" <tonking_trustee@ivgid.org>, <ISW@ivgid.org>
Subject: I Keep Telling You it's Essentially Everything These People Do - Our GM's Misrepresentation to the Board and the Public re My Request to Examine Public Records - Ms. Herron's Admission
Date: Jan 10, 2022 10:46 AM

Chairperson Callicrate and Other Honorable Members of the IVGID Board -

So did you see Ms. Herron's e-mail to me (below) in response to my e-mail to you last evening?

So who was right and who was wrong?

This isn't the first such alleged unintentional episode. On September 2 and then again September 30, 2021 I placed the Board on notice of the fact that although I asked to examine a September 11, 1975 OAG opinion requested by IVGID in March of 2021, examination was not provided and Ms. Herron informed me that she had unintentionally neglected to provide the same.

You have a problem. Now what do you intend to do about it?

Respectfully, Aaron Katz

-----Forwarded Message-----

From: Herron, Susan
 Sent: Jan 10, 2022 7:23 AM
 To:
 Subject: Records Request

Mr. Katz,

I sincerely apologize for not following up with you on your records request regarding the CIP projects ie Staff providing an estimate. This was unintentional. I am truly sorry.

Susan

WRITTEN STATEMENT REQUESTED TO BE INCLUDED IN THE WRITTEN MINUTES OF THIS JANUARY 12, 2022 REGULAR IVGID BOARD MEETING – AGENDA ITEM C – MORE EVIDENCE YOUR EMPLOYEES MANAGED BY SENIOR STAFF ARE WORTHLESS – THIS TIME CRITICISM COMES FROM ANOTHER MEMBER OF THE COMMUNITY OTHER THAN “THE USUAL SUSPECTS.”

Introduction: For some twelve (12) or more years now I have been criticizing much of our senior staff as lacking competence, being deceitful (i.e., concealing material facts from the Board and the public), being grossly over compensated and over benefited, and the willing poster children for “the IVGID culture.”¹ And now we have an example this criticism is not limited to senior staff. It turns out our rank and file employees exhibit the very same attitude. And that’s the purpose of this written statement.

A Member of the Community Reaches Out to Me: Although I freely admit I am one of the District’s most vocal critics, I’m not the only one. Shortly before the end of last year a member of the community wrote to me about staff incompetence, waste, and worst of all, the complete lack of managerial oversight. The example in question were the landscape maintenance workers at Ski Beach. Because staff loves to retaliate against any local resident who criticizes, understandably, those residents are reluctant to come forward and criticize. And that’s what we have here. People like this resident feel more comfortable using me as their mouth pieces

My E-Mail of January 2, 2022 to the Board: On January 2, 2022 I replicated this local resident’s criticisms into an e-mail sent to the Board. It was titled “Our Workers at Ski Beach.”² As the reader can see, this e-mail recited the level of work which appears to be the norm for this District, and the complete lack of supervision/management. Again the level this District seems to exhibit.

I’m not going to reiterate what appears in the e-mail. It speaks for itself. But like everything else around here, it doesn’t paint a pretty picture.

Our GM’s January 2, 2022 Response: Obviously this local resident didn’t feel comfortable coming forward with his criticisms. He could have easily communicated with the Board or our GM. But he consciously chose otherwise. So after I communicated the foregoing with the Board and staff, I received a follow up e-mail from Indra asking me to have the individual who wrote to me to reach out directly to our GM¹. Although I felt it was disingenuous for Indra to reach out to me as he did, there is something else in his e-mail follow up which bothers me. And that’s his query how anyone can expect him to “do anything about this...without knowing more and speaking to the source?”

¹ A culture where un-elected staff care more about themselves, their colleagues and select “favored collaborators” than the public they were hired to serve.

² This e-mail is part of the string of e-mails between myself, the Board and our GM, which is attached as Exhibit “A” to this written statement.

Our GMS's January 2, 2022 Response is an Admission Indra's Not the Right Person For the Job of IVGID GM: How can anyone expect Indra to remedy this state of affairs without knowing more and speaking to my source? How about doing your job Indra? How about implementing some internal controls? How about hiring some competent management, assuming any exists? How about hiring personnel whose job it is to root out fraud, incompetence and waste like this? How about offering a cash bounty to members of the public who root out fraud, incompetence and waste like this?

You don't need to learn more. You don't need to speak to my source. All you need to do is to do your job!

Conclusion: Quoting our local resident, "there appears to be no oversight or management of these 'so called' workers...I find this all quite astonishing." Well I and others I know are not astonished. What this resident describes, is business as usual for the staff and management we pay for. And now the rest of you who maybe never see what we see have a clue to what's wrong in river city? Which explains this written statement.

And You Wonder Why You're Recreation ("RFF") and Beach ("BFF") Facility Fees Are as High as They Are? I've now provided more answers.

Respectfully, Aaron Katz (Your Community Watchdog), Because Only Now Are Others Beginning to Watch!

Re: Our Workers at Ski Beach

From: "Winquest, Indra S." <ISW@ivgid.org>
To: "s4s@ix.netcom.com" <s4s@ix.netcom.com>
Cc: "Tim Callicrate" <callicrate_trustee@ivgid.org>, "Matthew Dent" <dent_trustee@ivgid.org>, "Wong, Kendra" <Wong_trustee@ivgid.org>, "Sara Schmitz" <trustee_schmitz@ivgid.org>, "Michaela Tonking" <tonking_trustee@ivgid.org>
Subject: Re: Our Workers at Ski Beach
Date: Jan 2, 2022 9:06 PM

Aaron -

Please have the individual reach out to me directly. I cannot do anything about this if true without knowing more and speaking to the source.

Cheers, Indra

> On Jan 2, 2022, at 7:51 PM, s4s@ix.netcom.com wrote:
 >
 > Chairperson Callicrate and Other Honorable Members of the IVGID Board -
 >
 > You people are in such denial. You think your vocal critics like me are merely the vocal minority. Or a handful of disgruntled residents. You are so wrong, and that's the purpose of this e-mail.
 >
 > From time to time I hear from other residents and property owners insofar as their issues of the week are concerned. Well recently I heard from one of them on his observations of our wonderful workers. He/she doesn't have the guts to write to you directly. But I do. So what you see below is his/her e-mail to me in its entirety. I have made no modifications/corrections. And since each of you know the way I speak, it should be obvious to you that what is stated below comes from someone other than me. So with that said...
 >
 > "Observation From an Incline Resident:
 >
 > Since the subject of a bloated IVGID employee staff has been raised by a number of residents of this community, I thought it might be illuminating to forward what I have observed the past few summers. I am a kayaker who pays to keep his kayak stored at the IVGID racks at Ski Run Beach
 >
 > I kayak mostly on weekends so my perspective is mostly from this time frame.
 >
 > During these weekend kayak excursions, I have had the opportunity to regularly observe IVGID workers tending to the landscape in and around the kayak storage area.
 >
 > I assume they were hired in some capacity to maintain the gardens and landscape?
 >
 > These are mostly very young workers from what I have seen.
 >
 > What I find so peculiar is they don't seem to actually be working or accomplishing anything that could be interpreted as productive? I sit back and watch these paid employees basically kick and scrape dirt, leaves and weeds around with their feet to hidden areas where people can't see it anymore?
 >

- > This is what I observe when they' are actually moving and trying to appear as if they are working.
- >
- > Most of the time these kids seem to be just shuffling around in what appears to be a dazed state of mind, shuffling slowly and staring at the ground?
- >
- > I don't know what these people were actually hired to do but whatever it is it's not getting accomplished in any capacity. Furthermore, they appear to have minimal tools and/or lawn type disposal bags. They mostly stay in a 25-30 ft zone for over 30 minutes just lazily shuffling around.
- >
- > Then they move to another area.
- >
- > If I had worked like this when I was a young man I wouldn't have lasted one day in this job. And when I come back from my 2 or 3 hour kayak trip they are still out there, basically in the same general area/place doing the same thing - just shuffling around trying to look busy.
- >
- > I see this week in and week out when I am in the kayak area and I find this incredulous.
- >
- > There appears to be no oversight or management of these so called workers at all
- >
- > This year I am planing to video my observations, but I question whether this would make any difference because of the way IVGID apparently manages situations like this.
- >
- > I find this all quite astonishing."
- >
- > So there you go! Now what are you going to do about this? What new perspective are you going to bring to this systemic problem Michaela?
- >
- > And you wonder why we lose so much money attempting to do what any responsible organization would do?
- >
- > Respectfully, Aaron Katz