

**Round Hill General Improvement District
Board of Trustees Public Hearing Minutes
July 18, 2017**

Tuesday

4:00 pm

1. Meeting Called to Order

Meeting was called to order by Chairman Steve Seibel.

2. Pledge of Allegiance

Pledge of Allegiance was led by Chairman Steve Seibel.

3. Roll Call

Chairman Steve Seibel, Vice Chairman Wes Rice, Trustees Chuck Fagen Keith Fertala and Darin Smith were present. District Manager Greg Reed and District Counselor Justin Townsend were present. Residents Eileen Rice, Dan & Alice Wilkinson and Larry Rehhaus were present.

4. Public Comment

None.

5. Approval of Agenda

Motion to delay item #6 as the residents expected were not yet in attendance. Motion to approve the agenda as amended. Rice/Fagen 5-0 approved.

7. Discussion and possible action to establish a policy for attending board meetings remotely.

Manager Reed reported that at the November, 2016 Board meeting, Trustees adopted amendment #5 to the Trustees' By-Laws. This amendment specifically allows a Board member to attend a meeting via electronic communication.

Questions have arisen on the implementation of this amendment. This agenda item is an opportunity to further discuss implementation of the amendment.

This issue was brought before the Board as one of the Trustees had planned to be gone for a four month period. He however, announced at tonight's meeting that his plans had changed.

No action was taken on this item.

8. Discussion and possible action to authorize the District Manager to change the hours of operation at the District to Monday through Thursday from 7:00 a.m. to 4:30 p.m. and Friday from 7:00 a.m. to 11:00 a.m.

Manager Reed stated that most Fridays' in the office were very quiet thereby being less productive. By changing the operating hours from Monday through Thursday from 7:00 a.m. until 4:30 p.m. and Friday 7:00 a.m. until 11:00 a.m., there will be less down time for operators and office personnel, thus increasing productivity for the hours that District personnel are at the office. In addition, the Operators feel it would benefit them during snow events as well and could perhaps cut back on overtime for snow plowing.

After discussion, a motion was made to authorize the District Manager to change the hours of operation at the District to Monday through Thursday from 7:00 a.m. to 4:30 p.m. and Friday from 7:00 a.m. to 11:00 a.m. for a two month period. The item will be brought back before the Board for analysis and further discussion. Fertala/Fagen 5-0 approved.

6. Discussion and possible action on a request from a District resident regarding vacation rentals in Round Hill.

This item was delayed to accommodate Mr. Balducci's wife and other neighbors to be in attendance prior to discussion. The only resident that was present to discuss the issue was Mr. Rehhaut who also lives on Cheyenne Circle. Mr. Rehhaut stated that he personally did not have any issues with the homes mentioned as he lives farther down the street and had not been affected.

Manager Reed reported that the attached e-mail was a request from District resident Dr. James Balducci for Round Hill to consider enforcing its ordinances regarding vacation rentals within the neighborhood. As detailed in Dr. Balducci's email, there were a number of problems in his neighborhood over the July 4th weekend. RHGID has had numerous complaints regarding vacation rentals, and many residents and Trustees have been directly impacted over the years.

In response to the problems presented by vacation rentals and in recognition of the impact to the water and sewer systems when twenty people occupy a single home, RHGID implemented a policy whereby vacation rentals are considered commercial properties for the purpose of billing for water and sewer services.

Vacation rental ordinances are Douglas County ordinances. Parking enforcement is a responsibility of the Douglas County Sheriff's Office. RHGID has little direct action that we can take against vacation rentals. Douglas County contacted the District earlier this spring to inform the District that the County is considering changes to their vacation rental ordinance in response to recent action taken by the City of South Lake Tahoe. The District Manager told the County that RHGID is not in favor of easing the ordinances regarding vacation rentals.

Vice Chairman Wes Rice provided the attached Douglas County Criminal Code Offenses with contact information in the event of a problem with a vacation rental home. He urged the public to get involved every time there was an issue and report all issues to the appropriate contact. No action was taken on this item.

9. Discussion and possible action to authorize the District Manager to file a small claims case for collection of past due water & sewer fees.

This item has been brought before the Board on multiple occasions. Manager Reed reported that RHGID had initiated a lien against a resident for non-payment of water and sewer charges in April 2013. The account is currently \$7,111.67 past due.

On July 28, 2015, RHGID received a judgment against the property owner. That judgment has since been satisfied. In September 2016, RHGID filed an amended lien. In the past, when the District has received a judgment, it has initiated payment from the resident.

If the judgment is successful, we will be paid what is due, and we can release both the judgment and the lien. If we do not receive payment in a timely manner, we can initiate foreclosure procedures.

Motion to authorize the District Manager to file a small claims case for collection of past due water & sewer fees. Fertala/Rice 5-0 approved.

10. Discussion and possible action to accept the resignation of the District Manager and appoint a Board subcommittee to select a replacement.

A motion was made directing District Counsel to draft a memo accepting the resignation of the District Manager with an effective date of September 21, 2017 and to appoint Trustees Chuck Fagen and Keith Fertala as the Board subcommittee to select a replacement for Mr. Reed.

The Board thanked Manager Reed for his 9 years here at the District and wished him the best in his future endeavors. Rice/Fertala 5-0 approved.

11. Consent Calendar

Motion was made to approve the consent calendar as presented. Fagen/Rice 5-0 approved.

12. Staff Reports

District staff attended the DCSID monthly Board meeting. Discussions included the legislative session and the failure at their newly constructed overflow chamber. The chamber is collapsing and ground water is entering the chamber. DCSID sent a letter of claim to the contractor informing them that the system has failed and that they need to repair the basin.

District staff continues to work with NDEP to update the Water Operator Certification Rules. District staff attended the quarterly Water and Wastewater operators Forum.

District staff is changing as our Chief Operator Patrick McKay has tendered his resignation. Pat was a valuable member of the District for 14 years. He was a great operator and we wish him well in his future plans. We are accepting applications for an Operator I or Operator II to replace him. John Fassmann has been promoted to Chief Operator to replace Pat. John is an Operator II and has been an Operator with the District since 2008.

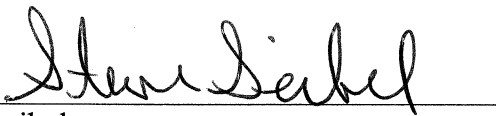
District staff met with the area Managers. Topics of discussion included working with the Nevada Department of Transportation, future plans for changes to Highway 50 at the Lake, water transport between agencies, vacation rentals, DCSID's dissolution and the creation of the new Douglas County Lake Tahoe Sewer Authority.

No Attorney's or Association Reports.

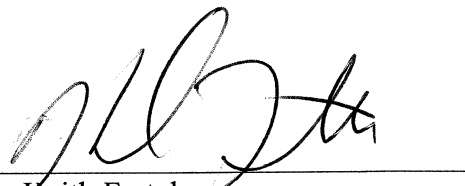
13. Adjournment

Move to adjourn. Fagen/Fertala 5-0 approved.

Attest:



Steve Seibel
Chairman



Keith Fertala
Secretary

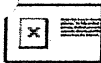
Greg Reed

From: jb8002@aol.com
Sent: Friday, July 07, 2017 2:32 PM
To: agreed@rhgid.org; pacri@rhgid.org
Subject: vacation rentals in round hill

my name is Dr. James Balducci, I have lived at 262 since 2004 and moved to 255 Cheyenne circle last year. I moved specifically because the rental home 2 doors down was being rented on weekends with 8-10 cars, 20 people making all kinds of noise, parking inside my driveway, driving recklessly, drinking beer on the streets and being obnoxious. poor Larry Reinhaut their neighbors. Now I have moved to 255 Cheyenne circle and the house across the street with chopped down trees and branches in their front yard rented this weekend with 9 cars, 20 kids out of control. drinking on the streets w coolers, other kids coming and going, beer pong, I've had it! my kids can't sleep, my dog barks at them all night. there were multiple M80s (1/4 sticks of dynamite blown up in the street prior to fireworks, Don't we have rules in this association to stop this. This is a residential neighborhood. If somebody has to rent their house it should be for a week at least then families would come. Not 20 delinquents from the Bay Area with cars parked up and down the street that are rude, irresponsible and disrespectful. Can this topic be placed on the agenda for July 18th's meeting. I will get some families to attend. thank you. All of our so called ordinances which are not strict enough are being broken. This 4th of July was the worst ever, drunk people renting waverunners at round hill pines, fatalities on the streets, garbage everywhere. Do we really need this So Called tourists splitting rental houses \$300/nt divided by 20 kids costing them \$15 dollars a piece.

thanks Jamie balducci

jb8002@aol.com



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Douglas County Criminal Code Offenses

DCC 8.16.010; Discharge, possession, storage or sale of fireworks.

It is unlawful for any person, persons, firm, company or association, within the limits of Douglas County, to possess, store, sell, discharge or set off any rocket, squib, firecracker, or other fireworks of any kind or description

DCC 9.24.010; Disturbing the peace.

It is unlawful for any person to **maliciously** and willfully disturb the peace of any neighborhood, person, or family by loud or unusual noises or by tumultuous and offensive conduct, threatening, traducing, quarreling, challenging to fight, or fighting.

DCC 9.24.020; Provoking commission of breach of peace.

It is unlawful for any person to willfully provoke, or attempt to provoke, by word, sign or gesture, another person to commit a breach of peace

DCC 9.24.030; Disorderly conduct.

It is unlawful for any person to lie or sleep on any of the sidewalks, streets, alleys or in public places within Douglas County; or to disturb the peace and quiet of any person, family or neighborhood by drunkenness, or by making loud or unusual noises, or by loud, violent, or offensive language, or by boisterous, tumultuous, or offensive conduct, or by threatening, traducing, quarreling, or offering or challenging to fight, in any other way or manner whatsoever.

Penalty for Violations.

Any violation of these provisions constitutes a misdemeanor and shall be punishable by no more than six months of confinement in the county jail and or by a fine not to exceed \$1,000.00.

Contact information:

Douglas County Sheriff

Emergency - 911

Business - Non-emergency - 775-782-5126

Lake Administration - 775-586-7250

Lake Station Commander - Captain Dan Coverly

Douglas County Code Enforcement Officer

775-782-6214

Rental Properties

(This information taken from Home Rental Permit Application)

The property owners at 254 Cheyenne Circle are:

Edward Mocarski and Christine Martens
Portola Valley, CA
650-954-9114 Possibly 650-854-9114

Property Managers:

Lake Tahoe Accommodations
530-544-3234
Emergency Contact: Joshua Priou
530-544-3234 or 1800-544-3234

Allowable overnight guests: 12

Maximum Vehicles: 5

The property Owners at 256 Cheyenne Circle are:

George and Jane Ulrych
Birmingham, Mi
248-568-1111

Allowable overnight guests: 18

Maximum Vehicles: 5