MINUTES OF THE REGULAR MEETING OF
THE BOARD OF TRUSTEES OF
DOUGLAS COUNTY LAKE TAHOE SEWER AUTHORITY
February 20, 2019

CALL TO ORDER:

A Meeting of the Board of Trustees of the Douglas County Lake Tahoe Sewer Authority (DCLTSA) duly convened at 9:30 a.m. on Wednesday, February 20, 2019 at the Wastewater Treatment Plant, Stateline, Douglas County, Nevada.

ROLL CALL:

Present were Trustees Mike Bradford, Darya Vogt, Wes Rice and Grant Thompson.

RECOGNITION OF OTHERS IN ATTENDANCE:

In attendance were Authority Manager Rob Hopkins, Authority Controller Paula East-Janicki, Authority Engineer, Rob Anderson, the Authority's attorney, James Cavilia, Ying Johnson, accounting clerk and Bob Cook. Also, in attendance were Andrew Hickman of Round Hill General Improvement District (RHGID) and Paul Kearny of Summit Plumbing.

PUBLIC COMMENT:

None.

APPROVAL OF AGENDA:

It was moved by Trustee Vogt, seconded by Trustee Thompson and carried unanimously (4-0) that the agenda be approved and adopted as presented.

MINUTES OF PRIOR MEETING:

It was moved by Trustee Vogt, seconded by Trustee Bradford and carried unanimously (4-0) that the minutes of the Meeting of the Board of Trustees of DCLTSA, dated January 16, 2019, be approved as presented.

MANAGER'S REPORT:

A. General Status Report

Authority Manager, Rob Hopkins presented the Board with a written summary of various general matters related to the Authority and briefly summarized each item in the written report.

Mr. Hopkins reported that the Fourth Quarter Discharge Monitoring Report for the treatment plant has been submitted to and approved by the Nevada Division of Environmental Protection (NDEP) and the Environmental Protection Agency.

Additionally, the Annual Discharge Monitoring Report has been completed and submitted to NDEP.

Mr. Hopkins also informed the Board that the 2018 Biosolids-Sewage Sludge Annual Report is currently being completed.

Mr. Hopkins thanked Bob Cook for his efforts in coordinating CPR/AED training as well as Highway Flagger Certification for Authority staff to be held in the coming weeks.

Mr. Hopkins reported that R.O. Anderson Engineering has performed work locating utilities in Lake Village as part of the Authority's review of residential construction plans. The Authority is currently waiting to receive revised plans from the owner to address conflicts with Authority improvements in the area. A general discussion ensued with regard to the ownership of sewer lines within Lake Village. Mr. Hopkins indicated that the Authority has historically performed maintenance on the sewer lines although there does not appear to be a record of the Authority having formally accepted the improvements.

With regard to the relocation of the sewer interceptor at Edgewood, Mr. Hopkins indicated that Authority staff was continuing to work with Edgewood's engineer to complete the project. The Authority Engineer, Rob Anderson, added that on behalf of the Authority he had proposed a redesign of the relocation in order to ensure the interceptor would flow properly.

Mr. Hopkins indicated that Authority staff and R.O. Anderson have provided sewer system maps to Eastern Sierra Engineering in connection with a road resurfacing project in the area of Highway 50 and Echo Court.

Mr. Hopkins reported that the recent heavy snow had presented challenges for Authority staff, but that generally there have been no serious problems.

Finally, Mr. Hopkins indicated that Authority staff is working with Cashman Equipment on the replacement of failed generator gauges and controllers on a generator that provides emergency power at the Beach Pump Station. Mr. Hopkins stated that the generator is more than 50 years old and that it may be time to consider replacing the generator with more modern equipment. Mr. Hopkins indicated that he would report back to the Board following a thorough analysis.

Chairman Bradford opened the floor to public comment regarding the matter. There was no public comment.

ENGINEER'S REPORT:

A. General Projects Status Report

In addition to his participation in the Manager's Report, Rob Anderson presented correspondence dated February 19, 2019 briefly summarizing various issues that R.O. Anderson Engineering has been involved with on behalf of the Authority. The February 19, 2019 correspondence is incorporated in these minutes by this reference.

Mr. Anderson provided a summary of the written correspondence and stated that in reviewing the possibility of developing a solar project on the Authority's property in the Carson Valley, such a project is not allowed under the current Douglas County zoning of the property.

With regard to the Muller Lane sewer realignment, Mr. Anderson reported that a leak was discovered and has been repaired by the contractor.

Mr. Anderson indicated that work was continuing on the Annual Flow Report and that it should be completed in the coming weeks. In response to an inquiry from Trustee Vogt, Mr. Anderson indicated that he was continuing to work with the contributing districts to isolate flows to ensure that flows are measured as accurately as possible.

Mr. Anderson reiterated that his staff was continuing to work with Edgewood's engineer on the interceptor realignment

Chairman Bradford opened the floor to public comment regarding the matter. There was no public comment.

ATTORNEY'S REPORT:

A. General Status Report

Mr. Cavilia had nothing additional to report. Chairman Bradford opened the floor to public comment regarding the matter. There was no public comment.

B. Discussion and possible action regarding leak/warranty issue with the Underground Emergency Storage Tanks

Mr. Cavilia indicated that all of the appropriate parties to the action have now been engaged and that the case could now proceed in the normal course for a civil action in the district court. Chairman Bradford opened the floor to public comment regarding the matter. There was no public comment.

AUTHORITY CONTROLLER'S REPORT:

A. General Status Report

Ms. East-Janicki provided the trustees with a spreadsheet showing current expenses and she reported that operating expenses are approximately 3% under budget through the end of December. Ms. East-Janicki also pointed out that the Statement of Earnings shows that operating expenses are down more than $100,000 when compared to last year.

With regard to the status of outstanding billings, Ms. East-Janicki reported that approximately $90,000 remains outstanding with the bulk of that being due from the Hard Rock.

Ms. East-Janicki indicated that she is currently reviewing three proposals for conducting the Authority's next annual audit. Ms. East-Janicki stated that the costs ranged from $36,480 to $51,100 and that she would have a recommendation at a future meeting.

Ms. East-Janicki stated that she and Ying Johnson had begun work on next fiscal year's budget and that a tentative budget and proposed Development Plan would be ready for review by the Board at its next meeting.

Ms. East-Janicki also reported that she had received notice from Tahoe Basin Container that rates for hauling of biosolids were going up again. In this regard Mr. Hopkins indicated that he would be working with Ms. East-Janicki to analyze the feasibility of the Authority purchasing a truck to do its own hauling of biosolids. Chairman Bradford encouraged staff to complete that analysis and bring it to the Board for consideration.

Chairman Bradford opened the floor to public comment regarding the matter. There was no public comment.

B. Discussion and possible action to designate check signers for the Authority's banking

Ms. East-Janicki indicated that with Nancy McDermid recently leaving the Board, it would be appropriate to add a signer to the Authority bank accounts. Ms. East-Janicki explained that the current signers are Chairman Bradford, Trustee Vogt and Rob Hopkins. Chairman Bradford opened the floor to public comment regarding the matter. There was no public comment. Following a brief discussion among the Trustees, **it was moved by Chairman Bradford, seconded by Trustee Vogt and carried unanimously that Trustee Rice be added as signer on Authority bank accounts.**

C. Investment Report

Ms. East-Janicki had a written summary of the Authority's investments available, showing a total of slightly more than $9 million. Also, a copy of the general ledger was available for review.

Chairman Bradford opened the floor to public comment regarding the matter. There was no public comment.

APPROVAL OF CLAIMS:

The claims along with the Authority's check register were provided to the Board treasurer and were approved.

PUBLIC COMMENT:

Chairman Bradford suggested that a discussion item be added to future Board meeting agendas to provide reports from Trustees on behalf of the Districts they represent. Trustee Rice reported that a water rate workshop was being conducted on February 21, 2019 at Kahle Park regarding the County's water service rates at Lake Tahoe. There was no further public comment.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 10:40 a.m.

APPROVED

4844-0892-1226, v. 1

DOUGLAS COUNTY LAKE TAHOE SEWER AUTHORITY
Staff Report

Subject / Title:

Authority Manager's Monthly Report – February 20th, 2019
A. General Status Report

Staff Recommendation:

None. This is an informational item only.

Discussion/Report:

This item is regularly agendized to afford the Authority General Manager the opportunity to update the DCLTSA Board of Trustees on select activities over the previous month.

1. The 4th Quarter, 2018 Discharge Monitoring Report for the DCLTSA Treatment Plant has been submitted and passed by the Nevada Division of Environmental Protection and the Federal EPA.

2. The Annual Discharge Monitoring Report for 2018 has been generated and turned in to the Nevada Division of Environmental Protection.

3. Work to complete the 2018 Biosolids-Sewage Sludge Annual Report for the Federal EPA is currently underway.

4. CPR / AED refresher training and Highway Flagger Certification for select Authority staff has been coordinated by Special Projects Coordinator Cook for spring, 2019.

5. Authority and R.O. Anderson personnel have provided sewer system maps and performed field utility locations in support of the proposed Werbin Residential Project, located in Lake Village. It appears that the proposed construction plans will come into conflict with existing DCLTSA gravity sewer main alignments. Further detail may be provided by Authority Engineer R.O. Anderson.

6. Work between the Authority and NCE Engineering related to the proposed Edgewood Interceptor Realignment Project continues. Details and / or questions related to the most current state of the project may be provided by Authority engineer R.O. Anderson.

7. The Authority and R.O. Anderson have provided Authority sewer system maps and related information to Eastern Sierra Engineering (ESE). ESE is working on pavement resurfacing project for Douglas County in the Lake

Village Area. The resurfacing work is anticipated to be a section between Highway 50 and Echo Court.

8. Heavy snows between February 2nd and February 6th have presented the staff with challenges, but overall the Authority weathered the storms well. Overtime is anticipated to be up this month, mostly related to the need for snow removal.

9. Authority staff has been working with Cashman Equipment to replace failed generator gauges and controllers on the natural gas generator which provides backup / emergency power at the Beach Pump Station at Nevada Beach. Excessive vibration issues caused problems when staff attempted to adapt modern, digital gauges to the generator, which is now over 50 years old. The new controls had to be field mounted off of and away from the body of the generator. It may be time to consider replacing the generator with modern equipment, which will be able to be better supported with parts and maintenance services (photo attached).



Control panel wiring – BPS natural gas generator

R|O|Anderson

February 19, 2019

Via E-mail

Board of Directors
DOUGLAS COUNTY LAKE TAHOE SEWER AUTHORITY
P.O. Box 578
Zephyr Cove, NV 89448

Authority Engineer's Monthly Report – February 2019

Dear Members of the Board:

The following report presents a summary of activities undertaken on behalf of the Authority since our last meeting together on January 16, 2019. During this period, are efforts were limited to general engineering-related support services. The following paragraphs provide a brief description of these efforts and progress related to each of these efforts.

General Engineering Services: R.O. Anderson Engineering, Inc. (ROA) assisted and participated with Authority personnel on various engineering-related assignments including participation in project coordination meetings and phone calls with Authority staff, legal counsel, and Board members on an as-requested basis.

- Werbin Residence, 119 and 120 Snowbird Court; 1010 Holly Lane all within Lake Village: Mr. Lenny Werbin, by and through Basin Strategies, contacted the Authority's office to seek approval of a boundary line adjustment for the 119/120 Snowbird Court addresses. During the review of the proposed adjustment, we discovered that the proposed building location may conflict with an active existing sewer main that services an adjacent lot. Additionally, the proposed building location does not allow for a reasonable separation (10' minimum) of the building and the existing sewer main. We have participated in the review of the Owner's proposal and spoken directly to Mr. Werbin. During the latter conversation we recommended one of three alternatives: a) relocate the existing main, b) adjust the planned location of the proposed residence, or c) work with the owner of the adjacent lot to relocate their sewer service to an acceptable location and then terminate and abandon the existing sewer main. A copy of the project location relative to the Authority's existing services is shown on the attached exhibit from the Map Book. I am also attaching a copy of the Owner's proposed adjustment for your information and consideration.

- Pine Nut Reservoir Site Solar Project Feasibility Review: Pursuant to the Chairman's and Authority Manager's Direction, we undertook a review of Douglas County's current land use codes to determine the requirements of permitting a solar facility on the project site. From our review we found that Douglas County's code now only

Physical
1603 Esmeralda Avenue
Minden, Nevada 89423
775.782.2322

Mailing
P.O. Box 2229
Minden, Nevada 89423
775.782.2322

OFFICES
Minden, Nevada
Reno, Nevada

allows solar facilities if they are located on properties zoned Forest and Range-40 acres (FR-40) and then subject to approval of a Special Use Permit. The Authority's property is zoned as FR-19 (19-acre minimum parcel size). So that you are aware, the only properties in Douglas County that are zoned FR-40 are owned by United States and administered by either the U.S. Forest Service or Bureau of Land Management. To realize the proposed used on the Authority's property would require either a) approval of a Zoning Map Amendment from FR-19 to FR-40, or b) request a Zoning Text Amendment to allow solar facilities on FR-19 property. In either instance the zoning change would also have to be accompanied by the approval of the Special Use Permit.

- Muller Lane Sewer Re-alignment – Leak at Vault: During the period a routine inspection by Authority personnel found a leak of groundwater within the vault constructed with this project. After investigating the source of the accumulated water, a leak was found at the Link-Seal used between pipe and the exterior of the concrete vault. The Link-Seal is adjustable and regularly 'relax' some after installation, which was the case in this instance. The Contractor responded directly to our request and immediately went to the project site and further torqued the adjustment band, which extinguished the leak.
- Annual Reporting: The annual Discharge Monitoring Reports for the Wastewater Reclamation Facility (WRF, Plant) and for the Park Ranch effluent reuse were completed and submitted to NDEP. The annual biosolids report is nearly complete and will be submitted to EPA prior to the meeting.
- Annual Flow Report: Draft values will be prepared for discussion at the meeting using the methodology chosen to complete last year's report. We expect that significantly more effort will need to be expended over the next few weeks before the flow report can be finalized.
- Edgewood Proposed Interceptor Relocation Project: We have received and reviewed the improvement plans for Edgewood's proposed relocation of the Authority's existing sewer interceptor that conveys flows from the Casino Core area. This proposed relocation was discussed and reviewed in general during the initial phase of the Edgewood Lodge project, but the plans were not finalized at that time. During our review of the plans we have found that the proposed relocation will lengthen a portion of the existing interceptor that has very slight and even sub-standard pipe slopes, exacerbating that condition. If approved as designed, this will serve to further reduce the available slope to the point that it will be further below industry standards. We have, therefore, recommended that the relocation be extended to the next manhole downstream which will afford additional elevation and an increase in the average slope through this area of the Authority's collection system.

R O Anderson

I will be present at the Board meeting and available then to review this information in greater detail, as well as address any specific questions or concerns Board members might have relative to these subjects. Thank you for your continued confidence.

Yours faithfully,

R.O. ANDERSON ENGINEERING, INC.

Robert O. Anderson, PE, WRS, CFM
Principal Engineer

cc: Jim Cavilia, Esq.
Paula East-Janicki
Rob Hopkins

Where are all the lateral sewer lines connecting these nearby residences? (We need to know where all existing sewer main and lateral lines are located in the vicinity of the proposed lots.)

Proposed Lots

U.S. HIGHWAY 50

CLUBHOUSE AVE.

FID: 10,179
SSMH NO. 654
RIM: 6473.08
I.E.: 6467.19

FID: 20,180
(140') 6"

SSMH NO. 655
RIM: 6484.36
I.E.: 6477.36

FID: 20,179
(191') 6"

FID: 10,178
SSMH NO. 653
RIM: 6464.06
I.E.: 6458.60

FID: 20,178
(244') 6"

FID: 10,172
SSMH NO. 649
RIM: 6395.45
I.E.: 6389.95

FID: 10,170
SSMH NO. 647
RIM: 6380.31
I.E.: 6373.22

FID: 10,169
SSMH NO. 645
RIM: 6356.83
I.E.: 6348.28

FID: 10,168
SSMH NO. 644
RIM: 6334.54
I.E.: 6329.78

FID: 20,170
(154') 8"

FID: 20,171
(80') 8"

FID: 20,172
(81') 8"

FID: 20,173
(208') 8"

FID: 10,173
SSMH NO. 650
RIM: 6461.84
I.E.: 6453.39

FID: 20,174
(110') 6"

FID: 20,175
(167') 6"

FID: 10,176
SSCO NO. 12108
RIM: 6470.20
I.E.: 6465.85

FID: 20,176
(69') 6"

FID: 10,174
SSMH NO. 651
RIM: 6461.98
I.E.: 6455.58

FID: 10,175
SSMH NO. 652
RIM: 6463.86
I.E.: 6458.57

FID: 10,155
SSCO NO. 6
(NOT FOUN

FID: 20,169
(106') 8"

FID: 20,177
(275') 8"

FID: 20,168
(296') 8"

FID: 10,171
SSMH NO. 648
RIM: 6382.02
I.E.: 6377.60

FID: 10,164
SSMH NO. 641
RIM: 6401.59
I.E.: 6395.99

FID: 10,147
SSMH NO. 628
RIM: 6437.29
I.E.: 6431.29

SCALE: 1" = 100'

(SEE SHEET 27)

(SEE SHEET 26)

DISTRICT MAPPING OF WASTEWATER COLLECTION FACILITIES

DOUGLAS COUNTY SEWER IMPROVEMENT DISTRICT NO. 1

12/04/09
0643-010BS-CONTROL

R|O|Anderson

LEGEND

PP	Power Pole
WM	Water Meter
WV	Water Valve
GAS	Gas Service
TV	Television Service
TEL	Telephone Service
ELECT	Elect Service
SSMH	Sanitary Sewer Manhole
SS LAT	Sanitary Sewer Lateral
FH	Fire Hydrant
12T	12" Dia. Tamarack Tree
12P	12" Dia. Pine Tree
12F	12" Dia. Fir Tree
12C	12" Dia. Cedar Tree

CONTOUR LEGEND

(E) CONTOUR LINE

(P) CONTOUR LINE

NOTE:
0' BUILDING SETBACKS FOR ALL LOT LINES WITHIN LAKE VILLAGE

PROPOSED LOTS 27 & 28 TO BE DESIGNED WITH A MAX. RIDGE HEIGHT PER DEVELOPMENT AGREEMENT, AGREEMENT PARAGRAPH 4 AND ALL OTHER DESIGN GUIDELINES OUTLINED IN THE LVHOA C.C. & R.

STD2006-1583 APPROVES EXCAVATION UP TO 11' AT 119 & 120 SNOWBIRD LN.

LOT 27
119 SNOWBIRD CT.
(E) LOT SIZE: 3,848 SF
(P) LOT SIZE: 3,416 SF
(P) COVERAGE: 1,969 SF

LOT 28
120 SNOWBIRD CT.
(E) LOT SIZE: 2,376 SF
(P) LOT SIZE: 2,808 SF
(P) COVERAGE: 1,991 SF

COMMON AREA
ACCESS ROAD
COVERAGE: 2,708 SF

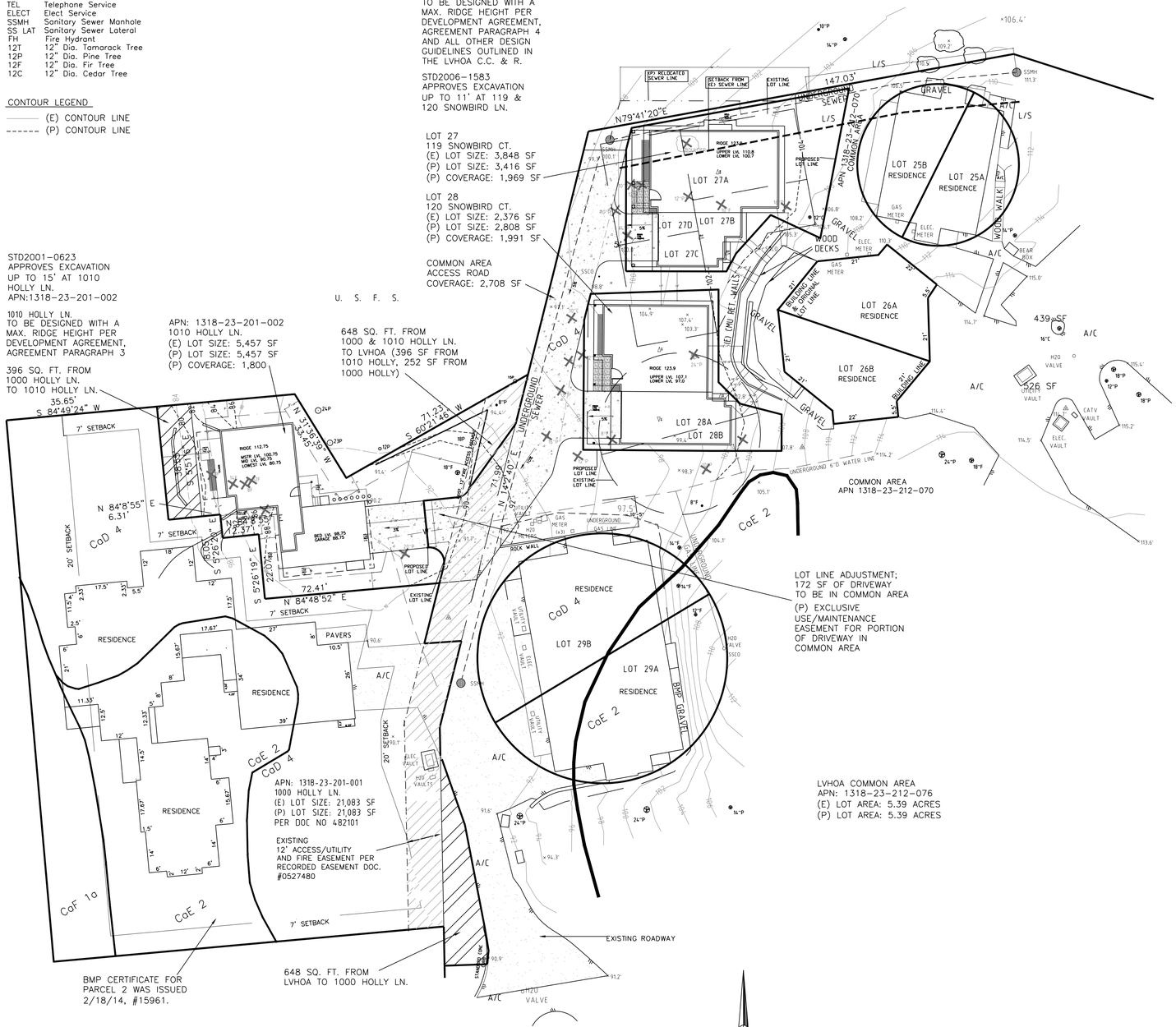
STD2001-0623 APPROVES EXCAVATION UP TO 15' AT 1010 HOLLY LN.
APN:1318-23-201-002

1010 HOLLY LN.
TO BE DESIGNED WITH A MAX. RIDGE HEIGHT PER DEVELOPMENT AGREEMENT, AGREEMENT PARAGRAPH 3

396 SQ. FT. FROM 1000 HOLLY LN. TO 1010 HOLLY LN.

APN: 1318-23-201-002
1010 HOLLY LN.
(E) LOT SIZE: 5,457 SF
(P) LOT SIZE: 5,457 SF
(P) COVERAGE: 1,800

648 SQ. FT. FROM 1000 & 1010 HOLLY LN. TO LVHOA (396 SF FROM 1010 HOLLY, 252 SF FROM 1000 HOLLY)



LOT LINE ADJUSTMENT;
172 SF OF DRIVEWAY TO BE IN COMMON AREA

(P) EXCLUSIVE USE/MAINTENANCE EASEMENT FOR PORTION OF DRIVEWAY IN COMMON AREA

LVHOA COMMON AREA
APN: 1318-23-212-076
(E) LOT AREA: 5.39 ACRES
(P) LOT AREA: 5.39 ACRES

SCALE: 1"=10'

PRELIMINARY SITE PLAN

1000 Holly, APN 1318-23-201-001				
Lot Area (sq. ft.):	21,083			
Land Capability Class:	Class 1a	Class 2	Class 4	Total
Percent Coverage Allowed:	1%	1%	20%	
Area of Each Class (sq. ft.):	1,925	6,153	13,005	21,083
Coverage Allowed (sq. ft.):	19	62	2,601	2,682
Existing Coverage (TRPA File 990450) (sq. ft.)	Class 1a	Class 2	Class 4	Total
House/Garage	4	2684	2195	4883
A.C. Driveway	0	0	805	805
Pavers Porch	0	0	94	94
Shed @ Garage	0	0	15	15
Decks/Stoops	0	117	0	117
Total	4	2801	3109	5,914
Excess Land Coverage:				3,232
Previously Mitigated Excess Coverage: File #990450 $1,875 pd. 8/23/00 receipt #27848 @ $5/sq. ft. =				375
Remaining Unmitigated Excess Coverage:				2,857

1010 Holly, APN 1318-23-201-002	
Lot Area (sq. ft.):	5,457
Land Capability Class:	IPES 722
Percent Coverage Allowed:	20%
Area of Each Class (sq. ft.):	5,457
Coverage Allowed (sq. ft.):	1,091
Allowed to be Transferred to Site (sq. ft.):	709
Maximum Allowed With Transfer (sq. ft.):	1,800
Coverage approved/acknowledged TRPA File 990885:	1,723
Remaining coverage that may be transferred:	77
Existing/Banked Coverage(TRPA File 990855) (sq. ft.	1,723 Coverage was mitigated, so is "existing/banked".
Previously Mitigated Water Quality: $2,308.82 paid 8/23/00, receipt #27849 per TRPA File #990885	
Previously Mitigated Air Quality: $2,400.00 paid 8/23/00, receipt #27849 per TRPA File #990885	
Cash Security Posted: $2,692.00 paid 8/23/00, receipt #27849 per TRPA File #990885 (or receipt #267524 per TRPA File #20021245)	

Project Area: 1000 and 1010 Holly, APNs 1318-23-201-001 and -002

Note: These properties are deed restricted as one project area for the purpose of TRPA land coverage calculations by Douglas County recorded document #0498049

Address:	1000 Holly			1010 Holly	Total
APN:	1318-23-201-001			1318-23-201-002	
Lot Area (sq. ft.):	21,083			5,457	26,540
Land Capability Class:	Class 1a	Class 2	Class 4	IPES 722	
Percent Coverage Allowed:	1%	1%	20%	20%	
Area of Each Class (sq. ft.):	1,925	6,153	13,005	5,457	26,540
Coverage Allowed Before Transfer (sq. ft.):	19	62	2,601	1,091	3,773
Allowed to be Transferred to Site (sq. ft.):	0	0	0	709	709
Allowed With Transfer (sq. ft.):	19	62	2,601	1,800	4,482
Existing Coverage (sq. ft.):	4	2,801	3,109	1,723	7,637
Maximum Allowed with Existing and Transfer (sq. ft.)	4*	2,801	3,109	1,800	7,714
Existing Coverage (sq. ft.)	Class 1a	Class 2	Class 4	IPES 722	Total
House/Garage	4	2684	2195	0	4883
A.C. Driveway	0	0	805	0	805
Pavers Porch	0	0	94	0	94
Shed @ Garage	0	0	15	0	15
Decks/Stoops	0	117	0	0	117
Banked	0	0	0	1723	1723
Total	4	2801	3109	1723	7,637
Excess Coverage	-15	2739	508	0	3232
Previously Mitigated Excess Coverage (File #990450):					375
Remaining Unmitigated Excess Coverage:					2857

*Remaining potential Class 1a coverage offsets excess coverage in Class 4 (TRPA Code Section 30.4.1.C.3.c.(i)(2))

LOT INFORMATION

TYPE:	(E) LOT SIZE:	(P) LOT SIZE:	CLASS:	IPES:	BANKED SF:	MAX COVERAGE:
1000 HOLLY LN.	21,083 SF	21,083 SF	1a, 2, 4		Ø SF	5,914 SF - NO CHANGE
1010 HOLLY LN.	5,457 SF	5,457 SF		722	1,723 SF	1,800 SF (77 SF MUST BE PURCHASED)
LOT 27A, B, C, D	3,848 SF	3,416 SF		715	Ø SF	2,500 SF (MUST BE PURCHASED)
LOT 28A, B	2,376 SF	2,808 SF		715	Ø SF	2,500 SF (MUST BE PURCHASED)
COMMON AREA	5.39 ACRES	5.39 ACRES	2,4		3,600 SF*	

*3,600 SF LVHOA BANKED COVERAGE CONSISTS OF 2,880 SF OF CLASS 4 COVERAGE AND 720 SF CLASS 2 COVERAGE. UP TO 720 SF OF CLASS 2 LAND COVERAGE MAY BE TRANSFERRED TO THE SNOWBIRD LOTS FOR DEVELOPMENT. COVERAGE IS BANKED PER TRPA FILE #2001-0708

1. APN 1318-23-212-068, 120 SNOWBIRD CT B, LNJ INC 614 LADIN LANE LAKEWAY, TX 78734
2. APN 1318-23-212-069, 120 SNOWBIRD CT A, LNJ INC 614 LADIN LANE LAKEWAY, TX 78734
3. APN 1318-23-212-071, 119 SNOWBIRD CT A, LNJ INC 614 LADIN LANE LAKEWAY, TX 78734
4. APN 1318-23-212-072, 119 SNOWBIRD CT B, LNJ INC 614 LADIN LANE LAKEWAY, TX 78734
5. APN 1318-23-212-073, 119 SNOWBIRD CT C, LNJ INC 614 LADIN LANE LAKEWAY, TX 78734
6. APN 1318-23-212-074, 119 SNOWBIRD CT D, LNJ INC 614 LADIN LANE LAKEWAY, TX 78734
7. APN 1318-23-201-001, 1000 HOLLY LN, WERBIN FAMILY TRUST, 614 LADIN LANE LAKEWAY, TX 78734
8. APN 1318-23-201-002, 1010 HOLLY LN, LAZER INC. 614 LADIN LANE LAKEWAY, TX 78734
9. APN 1318-23-212-076, LVHOA COMMON AREA, LAKE VILLAGE HOMEOWNERS ASSOC. PO BOX 542 ZEPHYR COVE, NV 89448

PROPOSED COVERAGE TABLE:

1010 HOLLY LN:	TOTAL SF:	3:1 REDUCTION:	TOTAL COVERAGE:
(P) RESIDENCE/ GARAGE	1,454 SF	-164 SF	1290 SF
(P) REAR PATIO	86 SF	N/A	86 SF
(P) ENTRY W/ CONCRETE	46 SF	N/A	46 SF
(P) GENERATOR PAD	18 SF	N/A	18 SF
(P) PAVER ENTRY WALK	15 SF	N/A	15 SF
(P) DECKS	115 SF	-91 SF	24 SF
(P) DRIVEWAY	318 SF	N/A	318 SF
TOTAL (P) COVERAGE:	2,052 SF	-255 SF	1,797 SF
REMAINING ALLOWABLE COVERAGE W/ TRANSFER:			3 SF

119 SNOWBIRD CT:	TOTAL SF:	3:1 REDUCTION:	TOTAL COVERAGE:
(P) RESIDENCE/ GARAGE	1,685 SF	N/A	1,685 SF
(P) ENTRY W/ CONCRETE	66 SF	N/A	66 SF
(P) DECKS	329 SF	-286 SF	43 SF
(P) DRIVEWAY	175 SF	N/A	175 SF
TOTAL (P) COVERAGE:	2,255 SF	-286 SF	1,969 SF
REMAINING ALLOWABLE COVERAGE W/ TRANSFER:			531 SF

120 SNOWBIRD CT:	TOTAL SF:	3:1 REDUCTION:	TOTAL COVERAGE:
(P) RESIDENCE/ GARAGE	1,683 SF	N/A	1,683 SF
(P) ENTRY W/ CONCRETE	75 SF	N/A	75 SF
(P) DECKS	388 SF	-359 SF	29 SF
(P) DRIVEWAY	175 SF	N/A	204 SF
TOTAL (P) COVERAGE:	2,350 SF	-359 SF	1,991 SF
REMAINING ALLOWABLE COVERAGE W/ TRANSFER:			509 SF

COMMON AREA:	TOTAL SF:	3:1 REDUCTION:	TOTAL COVERAGE:
(P) ACCESS ROAD	2,708 SF	N/A	2,708 SF
(P) 1010 DRIVEWAY	172 SF	N/A	172 SF

* REMAINING 720 OF CLASS 2BANKED LAND COVERAGE SHALL BE APPLIED TO SNOWBIRD LOTS' COVERAGE

NOTE: FOUR REMAINING RESIDENTIAL DEVELOPMENT RIGHTS ARE TO BE BANKED AS PART OF THIS APPLICATION

REVISIONS:	BY

SITE PLAN – COVERAGE

WERBIN PROJECT
1010 HOLLY LANE
119 & 120 SNOWBIRD CT.
DOUGLAS COUNTY, NEVADA

SITE PLAN

DRAWING:	SITE PLAN
DATE:	1/3/19
SCALE:	NOTED
DRAWN BY:	NMW
JOB NUMBER:	

SHEET: C1

OF SHEETS

GENERAL STATUS REPORT – February 20, 2019

General Status Report

I've given you a spreadsheet that shows at the end of December our operating expenses were almost 3% under budget. Even though we are still operating on round-the clock shifts, most of the under budget savings are from the personnel category. As I anticipated, the electric bills are also decreasing with lower flows. As shown on the Statement of Earnings in your packet, through December, operating expenses were down more than $100,000 from the same time last year.

Status of Billing and Issues Encountered

A month and a half after doing the Third Quarter sewer billings, of the $1,723, 942 billed, approximately $90,000 is outstanding, and $80,000 of that is the Hard Rock. Wells Fargo is still in the process of setting us up to accept ACH payments.

Request for Proposals regarding Audited Financial Statements

As I told you last month, we solicited proposals from accounting firms for the upcoming years' audited financials. We received three responses and we are in the process of evaluating them. There is a wide range of prices, from a high of $55,100 to $36,480. Those figures represent the cost for the auditing firm to actually prepare the financials including footnotes. In the past I have done that, so the actual numbers will be less than that. We will bring a recommendation back to the Board for action next month. In the interim, if any of you would like to view the proposals, let me know.

Budget

Ying and I are beginning work on next fiscal year's budget. We will have the tentative budget and the proposed District Development Plan ready to be presented at the next meeting.

Investment Report:

We have a little more than $9,020,000 spread out between liquid investment accounts with Wells Fargo and the State Revolving Fund and longer term laddered CD's with Wells Fargo. In the past month, we had a CD mature at 1.45% and we were able to reinvest it for two years at 2.7%. I put a list of current CD's in your packet.

Claims:

I sent you all copies of the check register and wires sheet for the period from January 16 to February 20, 2019. If there are no questions about those, I would ask that the Treasurer sign them and return them to me for my records.