



8044 Lake McClure Road, Snelling, CA 95369  
(855) 222-5253 (lake)      FAX (209) 378-2519

**BOARD OF DIRECTORS**

**Jeff Marchini** – Division 1  
**Mario Bandoni** – Division 2  
**Dave Long** – Division 3  
**Eric Cabral** – Division 4  
**David Souza** – Division 5

---

**John Sweigard** – President  
**Phillip McMurray** – General Counsel

**TWIN LAKES MANAGEMENT COMPANY  
BOARD MEETING**

**Tuesday, October 4, 2022  
11:00AM**

**or immediately following the meeting of the Merced Irrigation District  
Board of Directors**

**Franklin Yard Facility  
3321 N. Franklin Road  
Merced, CA 95348**

**AGENDA**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**CONSIDER CORRECTIONS OR ADDITIONS TO THE AGENDA**

The Board will consider corrections or additions to the agenda of items requiring immediate action that have come to the attention of the Board after posting of the agenda.

**OPPORTUNITY FOR PUBLIC COMMENT (5 minutes per speaker)**

This time is provided for the public to address the Board on matters of concern. Matters presented under this heading may be discussed but no action will be taken by the Board at this time.

**CONSENT CALENDAR**

All matters listed under Consent Calendar are considered by the Board of Directors and will be adopted by one action of the board unless any Board Member has any question or wishes to make a statement or discuss an item. In that event, the Chair of the Board will remove that item from the Consent Calendar and place it for separate consideration.

1. Unapproved Minutes – January 11, 2022

2. Unapproved Minutes – January 7, 2020
3. Unapproved Minutes – January 8, 2019

## **ACTION/DISCUSSION**

1. Updating Signatory Authority for 401K Profit Sharing Plan

## **REPORT ITEMS**

## **CLOSED SESSION**

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Government Code Section 54956.9(a) - one (1) matter

- a. Merced Irrigation District, et al. v. Justin Krum, et al. (Mariposa County Superior Court Case No. 11695)

NOTE: No action may be taken on any items not appearing on this agenda unless:

- : There is a finding of an emergency situation by majority.
- : A two-thirds vote of the legislative body or a unanimous vote if less than two-thirds of the members are present.
- : An item was properly posted, but carried over for five days.

Any materials that are public records that relate to an agenda item, and are distributed to the Board of Directors less than 72 hours prior to the meeting shall be available for public inspection at the offices of the Twin Lakes Management Company, 744 W. 20<sup>th</sup> Street, Merced, CA during normal business hours. Additionally, any materials presented during open session are available for public inspection at the same address.

**Agenda posted: Thursday, September 29, 2022**

**TWIN LAKES MANAGEMENT COMPANY**  
**BOARD MEETING**  
**UNAPPROVED MINUTES**  
**REGULAR MEETING**

**January 11, 2022**

The Board of Directors (“Board”) of the Twin Lakes Management Company (“TLMC”) met on the above date, pursuant to notice at 11:30 A.M. at the Franklin Yard facility for the Merced Irrigation District, located at 3321 N. Franklin Road, Merced, CA 95348.

**ROLL CALL**

Roll call showed the following Directors present:

Directors:

Jeff Marchini  
Mario Bandoni  
Robert Weimer

Roll call showed the following Board members had excused absences:

Directors:

Dave Long  
Suzy Hultgren

The following employees were also present:

General Counsel	Phillip McMurray
Treasurer/Chief Financial Officer	Don Knapp
Chief Operating Officer	Victor Moreno

The following MID employees were also present:

Executive Assistant to the General Manager	Dominique Zuniga
Legal Assistant to the General Counsel	Jennifer McMaster

**CHANGES/ADDITIONS TO THE AGENDA**

**ACTION ITEMS**

**PUBLIC COMMENT**

None

**CONSENT CALENDAR**

## Unapproved Minutes – December 7, 2021

Director Weimer made a motion to approve the Consent Calendar as presented, seconded by Vice Chair Bandoni; the Board unanimously approved the motion. A roll call vote was taken, the votes were as follows:

Ayes:	Bandoni, Marchini, Weimer
Noes:	None
Abstain:	None
Absent:	Hultgren, Long

### **ACTION/REPORT ITEMS**

Mr. Moreno presented the Board with an Operational Report beginning with current houseboat inventory. Mr. Moreno noted with 230 houseboat permits, 18 are in the boatyard, 32 are parked on land outside of the boatyard and 4 are offsite, leaving the remaining 176 currently on the water. The Drought Mooring Plan (Plan) discussion was introduced, with a brief overview of what took place in 2014/2015. Mr. Moreno noted in the past, the Plan included leaving 130 houseboats on the water and pulling 100 to land when the water elevation dropped to 580'. Total costs were approximately \$491,000 or \$2,063 per houseboat. Mr. Moreno continued to discuss the proposed 2021/2022 Drought Mooring Plan. Mr. Moreno noted the plan is to leave all boats on the water, with the expectation that approximately 40 houseboats will voluntarily pull from the lake. The actual water elevation was 663' on 10/24/2021.

Mr. Moreno provided an aerial view of where existing drought mooring lines currently lie and presented plans for installation of new lines. There was a discussion regarding what estimated costs are for cables/hardware and new anchors. Mr. Moreno provided images of some of the hardware currently in use that is in need of replacement including a detailed explanation for how the improvements will increase productivity with processes throughout parks. The Board inquired about details of drought mooring operations. Mr. Moreno answered several questions and provided photos for clarification. Examples of current in-place drought mooring lines were showcased including what happens when they are misused.

Mr. Moreno introduced the discussion regarding past, present and proposed houseboat permit and mooring fees for 2022. Don Pedro Lake prices were also provided as a reference for a neighboring facility that offers similar amenities. Mr. Moreno noted current permit fees for Don Pedro increased from \$435 to \$605 and MID 2021 fees are \$775. Current mooring fees for Don Pedro are \$4,260 while MID fees for 2021 are currently \$3,200 with a proposed increase to \$3,500.

Mr. Moreno presented the Board with an in-depth discussion regarding boatyard fees, which has both shop rates and a daily vendor use fee (per person). The current shop rates for MID are \$87.50/hr. with a recommendation to increase the rate to \$100/hr. Mr. Moreno provided pricing for both Don Pedro and Boat WRX which offer similar amenities, however MID provides an ideal location for houseboat owners to easily transport their houseboats to for repair work.

Mr. Moreno informed the Board, the TLMC boatyard is currently experiencing staffing issues due to a recent decrease in employees who obtained employment elsewhere, doing a similar line of work. The decrease in employees has posed challenges with on-time completion for projects. Mr. Moreno noted the

proposed increase in fees will still be under the price of direct competitors in the area, but allow for the TLMC to retain some of the costs incurred at the shop.

The proposed daily vendor use fee of \$50/day was presented in great detail, including the Don Pedro fee of \$26.32/day. Mr. Moreno noted currently there is no fee charged for outside vendors who work on houseboats at the boatyard. Mr. Moreno is proposing a vendor use fee of \$50/day fee per person. Mr. Moreno noted at this time, houseboat owners are permitted to allow an unlimited amount of vendors to work on their houseboat without incurring a cost. Mr. Moreno note the intent for the vendor fee is to encourage folks to utilize the TLMC Boatyard services but if not, then to speed up the time frame for completion on houseboat work.

Director Marchini inquired about current fees and what promotions are in place for houseboat owners who utilize Boatyard services opposed to hiring private contractors. The Board expressed their concerns about the potential increase in fees in various areas.

Following a robust discussion, Director Weimer made a motion to approve increasing mooring fees to \$3,500, shop rates to \$100/hr and a daily vendor use fee of \$25/day, seconded by Director Marchini; the Board unanimously approved the motion. A roll call vote was taken, the votes were as follows:

Ayes:	Bandoni, Marchini, Weimer
Noes:	None
Abstain:	None
Absent:	Hultgren, Long

**CLOSED SESSION**

None

**ADJOURNMENT**

At 12:35 PM, Chair Marchini adjourned the meeting.

---

Jeff Marchini, Vice Chair/Secretary

APPROVED:

---

Mario Bandoni, Chair

**TWIN LAKES MANAGEMENT COMPANY**  
**BOARD MEETING**  
**UNAPPROVED MINUTES**  
**REGULAR MEETING**

**January 7, 2020**

The Board of Directors (“Board”) of the Twin Lakes Management Company (“TLMC”) met on the above date, pursuant to notice, at 11:30 AM at 744 W. 20<sup>th</sup> Street in Merced, California.

**ROLL CALL**

Roll call showed the following Directors present:

Directors:

**Jeff Marchini**  
**Mario Bandoni**  
**Dave Long**  
**Suzy Hultgren**  
**Robert Weimer**

The following employees were also present:

President	John Sweigard
General Counsel	Phillip McMurray
Treasurer/Chief Financial Officer	Dipak Bhakta
Director of Parks and Recreation	Brooke Gutierrez
Chief Operating Officer	Victor Moreno
	Dominique Zuniga

**CHANGES/ADDITIONS TO THE AGENDA**

None

**BUSINESS FROM THE FLOOR**

None

**CONSENT CALENDAR**

Unapproved Minutes – May 21, 2019

Director Marchini made a motion to approve the Consent Calendar as presented, seconded by Director Bandoni; the Board unanimously approve the motion.

Ayes:           Bandoni, Hultgren, Long, Marchini, Weimer

Noes: None  
Abstain: None  
Absent: None

### **ACTION/REPORT ITEMS**

After a brief discussion, Director Hultgren made a motion to elect Director Long as Chairman and Director Bandoni as Vice Chairman, seconded by Director Weimer; the Board unanimously approved the motion.

Ayes: Bandoni, Hultgren, Long, Marchini, Weimer  
Noes: None  
Abstain: None  
Absent: None

Mr. Bhakta presented summary information regarding the need to update signatory authority over company banking accounts, and authorization to borrow. Mr. Bhakta noted the resolution presented to the Board for review will need to be edited to reflect the current Chair and Vice Chair, President, Chief Operations Officer, Chief Financial Officer and Treasurer. Mr. Bhakta responded to questions from the Board regarding the various TLMC banking accounts and signatory authority.

After further discussion, Director Marchini made a motion to update the TLMC signatory authorities and approve Resolution No. 2020-01 as presented, seconded by Director Weimer; the Board unanimously approved the motion.

Ayes: Bandoni, Hultgren, Long, Marchini, Weimer  
Noes: None  
Abstain: None  
Absent: None

Mr. Moreno presented the Board with an Operations Report. Mr. Moreno discussed the current status with houseboat moorings on Lake McClure. Mr. Moreno noted annual inspections are currently underway at the mooring bay, along with any maintenance necessary. Mr. Moreno noted the boatyard currently has 13 open contracts for houseboat repairs, and 5 pending contracts. There is a variety of work requested to be completed with the contracts including rehab/replacement of pontoons, deck repair, plumbing and complete rebuilds. Mr. Moreno responded to a variety of questions regarding the repair contracts, labor costs, material costs and expected revenue.

Additionally, Mr. Moreno provided the Board with a series of photos along with an update of the new frame work nearing completion on the barge. The construction on the barge is targeted to be completed under the budgeted amount of \$350,000. The expected completion date is April 1, 2020.

Mr. Moreno discussed the sublease concessionaire at the Barrett Cove Marina. Mr. Moreno reminded the Board that TLMC has contracted with MID for concessionaire services at Barrett Cove. TLMC received permission from MID to sublease those services to Mr. Steve Marquette. The Lake McClure Café operated by Steve Marquette is expected to re-open on April 1, 2020 after being closed for the winter season. Mr. Marquette is optimistic about the upcoming season and the increase in business as the water levels are up from years past.

Mr. Bhakta presented the Board with a FY 2020 Financial Update. Mr. Bhakta discussed assumptions with expenses, capital and the order of debt repayment. Mr. Bhakta discussed detailed expenses regarding construction work on the barge, reiterating, staff is expected to be under budget on the project.

Total boatyard revenue for the fiscal year-to-date 2020 is approximately \$438,287 with a net revenue of approximately \$42,994. The largest boatyard expense incurred during this fiscal year were wages and benefits, and other/miscellaneous at \$238,580 and \$28,701, respectively. Additionally, overall net revenue was provided. Mr. Bhakta informed the Board that total revenue for fiscal year-to-date 2020 is approximately \$1,004,705. The two largest revenue categories are mooring fees and boatyard maintenance/repair revenue at approximately \$509,177 and \$439,447, respectively.

Staff and the Board engaged in discussion regarding details of projects along with current and ongoing revenue and expenses. The Board thanks staff for the presentations and discussion, and confirmed that staff is on the right track with current operations.

**CLOSED SESSION**

None

**ADJOURNMENT**

At approximately 12:25 PM, Chair Long adjourned the meeting.

---

Jeff Marchini, Vice Chair/Secretary

APPROVED:

---

Mario Bandoni, Chair

**TWIN LAKES MANAGEMENT COMPANY**  
**BOARD MEETING**  
**UNAPPROVED MINUTES**  
**REGULAR MEETING**  
**January 08, 2019**

The Board of Directors (“Board”) of the Twin Lakes Management Company (“TLMC”) met on the above date, pursuant to notice, at 9:15 AM at Merced Irrigation District.

**ROLL CALL**

Roll call showed the following Directors present:

Directors:

**Jeff Marchini – Chair**  
**Dave Long – Vice Chair**  
**Suzy Hultgren**  
**Robert Weimer**

The following Directors were absent:

**Scott Koehn**

The following employees were also present:

President	John Sweigard
General Counsel	Phillip McMurray
Chief Financial Officer	Dipak Bhakta
Director of Parks and Recreation	Brooke Gutierrez
Chief Operating Officer	Ross Hollinger

**CHANGES/ADDITIONS TO THE AGENDA**

None

**BUSINESS FROM THE FLOOR**

None

**CONSENT CALENDAR**

None

**ACTION/REPORT ITEMS**

Mr. Bhakta provided the Board with a FY 2019 Financial Update, discussing expected and actual expenses. Mr. Bhakta discussed current TLMC financial projections, and the goal of making forward progress to pay back MID under the different financial instruments that TLMC has with MID. Mr. Bhakta

additionally provided a breakdown of the TLMC balance sheet as of November 30, 2018 including assets, liabilities and expenses.

Mr. Hollinger proceeded to provide an Operations Report addressing general mooring information including the two mooring technicians and one lead technician all responsible for day-to-day maintenance and based at Barrett Cove, Lake McClure. Mr. Hollinger discussed the current status of the houseboat mooring bays currently undergoing their annual inspections and the status of the marina inspections and repairs currently underway. Mr. Hollinger presented information regarding time and costly repairs needed to the marina roof originally installed in 1994, which may provide only a short term fix unless the entire roof is replaced.

Mr. Hollinger provided the Work with an update on operations at the boatyard. The boatyard currently employs four boatyard technicians, one general laborer, and one supervisor. Mr. Hollinger noted services the boatyard provides include repairs and remodels of privately-owned houseboats on Lake McClure, with additional services provided upon request and capabilities. There are currently eight open working contracts in the boatyard totaling approximately \$47,700 with an additional eight pending contracts totaling approximately \$300,000.

Mr. Hollinger discussed barge work currently on track toward completion by April 1, 2019 and expected to be completed under the budgeted amount with \$150,000 spent to date. Mr. Hollinger noted completed components of the barge thus far with the remainder of them already received or currently on order.

Mr. Hollinger briefly discussed the sub-lease concessionaire at Barrett Cove marina with Steve Marquette. Mr. Hollinger discussed services provided, including rentals, gasoline, propane, prepared food, drinks and minor convenience items. The store is currently closed for the season, but scheduled to re-open on or about April 19, 2019.

The Board and staff had an extended discussion regarding TLMC operations and staff responded to a number of questions regarding operations TLMC and were optimistic of the future at the five recreational campgrounds between Lake McSwain and Lake McClure.

#### **CLOSED SESSION**

None

#### **ADJOURNMENT**

At 11:35 AM Chairman Marchini adjourned the meeting.

---

Jeff Marchini, Vice Chair/Secretary

APPROVED:

---

Mario Bandoni, Chair