Fallen Leaf Lake
COMMUNITY SERVICES DISTRICT
Post Office Box 9415
South Lake Tahoe, CA 96158

DRAFT MINUTES
FALLEN LEAF LAKE COMMUNITY SERVICES DISTRICT
SPECIAL MEETING
October 14, 2026 @ 1:00PM
Fallen Leaf Lake CSD - Community Room
398 Fallen Leaf Rd., South Lake Tahoe, Ca 96150
https://bit.ly/FLLCSD-10-14

The public may call 1 669 900 6833,* Meeting ID: 803 161 9060 *to listen/participate in all or portions of the open meeting.

Karen Sipprell, President
Katie Gray, Vice President
Daniel Kramer, Director Alison Kerr, Director Woodson Martin, Director

Alternate Location
650 Live Oak Avenue, Suite 100
Menlo Park CA 94025.

Call to Order at 1:02pm

Roll Call

Director Kerr, Kramer, Martin and Sipprell were all present with Director Martin participating remotely.

Director Martin left the meeting at 3:30pm during the discussion on Item 7.

Pledge of Allegiance led by Director Kramer

Adoption of the Agenda: *Motion by Director Kerr, seconded by Director Kramer, the agenda was adopted by the following roll call vote (Director Gray arrived at 1:06pm during this item and was present for the vote.)*

Director Gray: Aye
Director Kerr: Aye
Director Kramer: Aye
Director Martin: Aye
Director Sipprell: Aye

DISCUSSION ITEMS

1) President Sipprell recommending the Board of Directors consider approving a contract with Holmes Christian, a professional law firm in South Lake Tahoe, to provide legal services to the District, and discontinue the legal services relationship with Artiano Shinoff.

   Public Comment: None

   Motion by Director Kramer, seconded by Director Kerr, the Board approved the contract with Holmes Christian effective October 14, 2026, on the following roll call vote:

   Director Gray: Aye
   Director Kerr: Aye
   Director Kramer: Aye
   Director Martin: Abstain
   Director Sipprell: Aye

2) President Sipprell recommending the Board of Directors consider a proposal from SCI Consulting Group to assist with the analysis and preparation of a ballot measure to support unmet revenue needs of the District.

   Public Comment: J. Rich, R. Rich, S. Marx, C. Sauer, P. Working

   The Board discussed and directed staff to place this item on the November 14, 2026, regular meeting agenda.

3) General Manager, on the advice of legal counsel, recommending the Board of Directors adopt Resolution 2026-016 directing Big Blue Hospitality to allow District representatives to access District owned assets;

   Public Comment: L. Johnston,

   Motion by Director Gray, seconded by Director Sipprell, to adopt the resolution with the following changes on the following roll call vote:

   - *Strike the recital which states, "Whereas, Section 5(k) of the Agreement provides, "Contractor shall provide such additional reports as may reasonably be requested by District to enable both District and Contractor to meet their respective obligations."*

- *Strike the recital which states, Whereas, on October 5, 2026, Big Blue Hospitality declined to provide the District with a report identifying year-to-date expenses through September 1, incurred by BBH;*

- *Strike the resolved portion of the resolution which states, "BBH shall provide the District with a report identifying year-to-date expenses through September 1 (incurred by BBH) within five business days of the passage of this Resolution and shall further provide all reasonable reports as requested by the General Manager, including revenues and expenses, within 5 business days of the request, so that the District may plan for anticipated revenues and expenses during the 2027 season.*

Director Gray Aye
Director Kerr Aye
Director Kramer Aye
Director Martin Aye
Director Sipprell Aye

In addition, the Board directed staff to request a legal opinion from District Counsel regarding the legality of requesting an audit of BBH financials, as well as to identify the potential costs of the audit and timeframe for completion.

3a) The Board bifurcated Item 3 and voted on the recommendation to initiate mediation proceedings due to ongoing disputes between the District and Big Blue Hospitality regarding payments owed to each party.

Public Comment: L. Johnston

Motion by Director Kerr, seconded by Director Gray, the Board authorized staff to initiate mediation proceedings pursuant to the contract on the following roll call vote:

Director Gray Aye
Director Kerr Aye
Director Kramer Aye
Director Martin Aye
Director Sipprell Aye

4) Fire Chief recommending the Board of Directors defer the Cost of Living Adjustment that is due to the Fire Chief effective October 2026, to October 2027, to assist in addressing the financial and cash flow challenges currently facing the District.

Public Comment: R. Rich

Motion by Director Sipprell, seconded by Director Kerr the recommendation was approved on the following roll call vote:

Director Gray Aye
Director Kerr Aye
Director Kramer Aye
Director Martin Aye
Director Sipprell Aye

5) General Manager and Fire Chief recommending the Board of Directors authorize staff to hire an Administrative Assistant.

Public Comment: None

Motion by Director Kerr, seconded by Director Gray, the Board approved the recommendation on the following roll call vote:

Director Gray	*Aye*
Director Kerr	*Aye*
Director Kramer	*Aye*
Director Martin	*Aye*
Director Sipprell	*Aye*

6) Interim General Manager Recruitment Ad Hoc committee recommending the Board of Directors receive an update regarding the recruitment process for an Interim General Manager and provide direction as appropriate.

Public Comment: None

The Board received the update and no further action was taken.

7) Parks & Recreation Ad Hoc Committee recommending the Board of Directors receive an update on proposed parks and recreation operations in 2027, and provide direction to staff.

Public Comment: R. Rich

The Board received the update and directed staff to place a contract for MRG, LLC to assist with the development and issuance of a Request for Proposal for concessionaire services on November 14, 2026, regular meeting agenda, as well as place a message on the District's website asking for anyone who is interested in operating the marina, store and/or cafe to contact the General Manager.

8) General Manager recommending the Board of Directors request the Fallen Leaf Foundation for a donation in the amount of $2,681.25 to cover the costs of purchasing buoys from Big Blue Hospitality in accordance with the terms of the agreement between Big Blue Hospitality and the District.

Public Comment: None

Motion by Director Sipprell, seconded by Director Kramer, the Board approved the recommendation, 4-0 with Director Martin being absent.

9) President Sipprell recommending the Board of Directors receive an update from the Fallen Leaf Foundation.

Public Comment: R. Rich

The Board received the update from Sarah Marx, President, Fallen Leaf Foundation.

10) General Manager recommending the Board of Directors discuss the frequency of board meetings in 2027, and direct staff to prepare a resolution for Board approval at the November 14, 2026, regular Board meeting.

Public Comment: None

The Board directed staff to coordinate monthly board meetings to be considered for approval at the November 14, 2026, regular meeting.

Adjourn at 3:45pm.

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