



Lava Hot Springs Foundation
Board of Directors
October 31, 2025 – 10:00am
Meeting Minutes

The Board of Directors of the Lava Hot Springs Foundation of the State of Idaho met on Friday October 31, 2025, at the Lava Hot Springs Foundation's Administrative Board Room 430 E. Main Street in Lava Hot Springs, Idaho.

Mission Statement

To ensure that the public has access to healthful, clean, and inviting facilities for recreation and healing purposes.

Present

In attendance, Chair Jeff Hough, Board Members Robert Geddes, and Cameron Salt. Vice Chair Ronald Johnson via telephone, later in person. Executive Director Tyson Koester and Management Assistant Destiny Egley. Guests: Suwannasri (Nang) Wnukowski owner of Riverwalk Thai Food Restaurant, Kody & Andrea Tillotson and Mark Lowe.

Welcome and Introductions

Chair Jeff Hough called the meeting to order and welcomed everyone in attendance. Meeting began at 10:00am.

Action Item - Review and motion of minutes from October 13, 2025

The meeting minutes were emailed out to Board Members prior to the meeting. Robert Geddes made the motion to approve October 13, 2025, meeting minutes as written. Cameron seconded the motion. Motion carried unanimously.

Action Item: Riverwalk Lease Assignment

The Riverwalk Thai Food Restaurant has been sold to Kody and Andrea Tillotson. The current lease was previously extended to 5 years but with the recent sale of the restaurant to Tillotson's they are asking to re-assign the current lease for the remaining 2 months expiration date December 2025 and a new lease be proposed with the new ownership. The Board does not see any issues with the lease transfer. Kody Tillotson is counting on the support of the Board taking on the remainder of the 2-month lease and future lease moving forward. Tyson will work with all necessary State departments to get the changes, updates, amendments and new lease written up with terms and updated property lines completed. The Board looked over the arial map and plans for the proposal of the property and building. The building and property are in need some improvements and Tillotson's would like to do full remodel on building, kitchen, and the seating area, update the surrounding ground that is not utilized including the parking lot, beautify the east entrance on and off Highway 30 and will work with the City, State and ITD. The State has already been looking at new signage for that entrance and Tyson has talked with ITD as they have guidelines for signage and entrances. All parties are willing to work together to make it safe and appealing coming into Lava. Tyson mentioned we are currently fixing the road by the Thai restaurant and KOA Deluxe Cabins to get us

by for the winter. Parties had discussions on leases and properties. Robert Geddes asked if there were other offers to purchase the Thai Restaurant? Nang answered, yes, she had some other offers but those interested were wanting to change the business into something else. She wanted to sell the restaurant to someone local that lives in the community and had a couple of offers that were willing to keep it a Thai Food Restaurant. She is excited that Tillotson's are willing to do that and supports extending the lease to keep our properties maintained and viable for the community. After discussions of property, leases and legalities. Tyson mentioned he would like all leases to go to annual payments moving forward.

Cameron Salt made the motion to accept the terms that were presented by the board.

Terms will be a 30-year lease, rate will stay the same as current lease amount for 5 years.

\$15k per year after 5 years and every 5 years a CPI adjustment for lease will have a clean site provision in it and language, lease holder has the right to assign the lease and at the end of 30 years and have the option to extend. Robert Geddes seconded the motion. Motion carried unanimously.

Discussion Item - Hot Pool Remodel Update

Tyson reported on the Hot Pool project has been going well and is still on schedule. They did find a cavern under the concrete with the old decking that was built years ago. Drain and the dewatering pipes are in, all the demo is done, and they are now working to reroute the water. Surveyors are going to come out and create a flow map. We did find a cold spring up in the corner that we may be able to utilize for the cold plunge, but they will be rating the flow to see if it would work.

Construction is going well, and the cistern is working. They are putting in larger pipes than the 2" now that they can see the major water sources where the water comes through. The back corner moved 1 ½ feet just with the movement of the equipment. The equipment and crane that they are using has been great and efficient for the project. The Board is going to tour the site after the meeting is adjourned.

Adjourn

Meeting adjourned 11:12am.



01/23/26



1-23-26

Board Chair Jeff Hough

Date

Executive Director Tyson Koester

Date

Minutes by Destiny Egley
Management Assistant