



# LAVA Hot Springs

Lava Hot Springs Foundation  
Board of Directors  
January 23, 2026 - 10:00am  
Meeting Minutes

The Board of Directors of the Lava Hot Springs Foundation of the State of Idaho met on Friday January 23, 2026, 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 via Teams, Vice Chair Ronald Johnson. Board Members Robert Geddes, Cameron Salt, and Lisa Wood via Teams. Executive Director Tyson Koester and Management Assistant Destiny Egly. Guests: Kody Tillotson via Teams, Jaren Hope - Myers Anderson Architects, Garrett Goldade - CM Company, Randy Benglan - Portneuf Rapid Tube Rentals, and Travis Nay - Tillie's Thai Restaurant

### Welcome and Introductions

Vice Chair Ron Johnson called the meeting to order and welcomed everyone in attendance. Meeting began at 10:00am.

### Action Item - Review and motion of minutes from October 31, 2025

The meeting minutes were emailed out to Board Members prior to the meeting.

Jeff Hough made the motion to approve October 31, 2025, meeting minutes as written. Bob Geddes seconded the motion. Motion carried unanimously.

### Action Item - LHSF Board Officer Nominations and Elections

Vice chair Ron Johnson opened the floor for officer nominations for CY26.

Bob made the motion to retain officers as constituted. Cameron seconded the motion. Chair Jeff Hough and Vice Chair Ronald Johnson accepted the positions. Motion carried unanimously.

### Action Item - Portneuf Rapids Lease Extension

Randy Benglan is asking the approval of his lease to be extended for the next two years for 2026 and 2027.

Jeff made the motion to approve the lease extension as presented. Cameron seconded the motion. Motion carried unanimously.

### Action Item - Tilly's Thai Lease Approval

Request to approve the new lease, Director Tyson Koester went through the State of Idaho Board of Examiners and Attorney General's office to update and clean up the lease. Kody Tillotson let the board know he plans on giving the building a massive facelift and improving the parking lot. Hours

are currently 11:30am to 8pm, Wed. – Sunday and may change during the peak season. They will be keeping the same menu and expand the food base to focus on keeping their current customer base. Board discussed the lease and had a couple of questions. Jeff made the motion to approve the Tilly's Thai lease. Bob seconded the motion. Motion carried unanimously.

#### Action Item - East Entrance into town

Jaren Hope with Myers Anderson Architects gave the board 3 printed plan options for the east entrance into town. The Board discussed all the options. Suggestion of replicating the metal sign like the west end with a better shape of Idaho would look great.

Option 1 – included some grading, shrubs, boulders, and natural feel

Option 2 – included rock, mulch, shrubs, the removal of one big tree

Option 3 – included a waterfall feature, shrubs, landscape rocks, boulders, and 1 tree removal

After discussion Jeff, Ron, Lisa, Bob all agreed on option 2.

Bob made the motion with modification on the sign shape of Idaho. Lisa seconded the motion. Motion carried unanimously.

#### Action Item - Approval of MOU with the City of Lava Hot Springs

Tyson has been working with the City of Lava Hot Springs on the main street bridge MOU – Memorandum of Understanding for both a construction easement and permanent easement for the storm drain. The purpose of this Memorandum of Understanding (MOU) is to clarify the expectations, roles, and responsibilities of the collaboration between our two organizations (Parties) on BRIDGE KN 21976, MAIN STREET OVER PORTNEUF RIVER (Project). This is not a legally binding agreement. The cost analysis with improvements – value \$72,273.00 of the easements. The estimated engineer value of \$250,000 of improvements to the state property. The City of Lava will be liable for the maintenance of the storm drain systems.

Lisa made the motion to approve the MOU between the Lava Hot Springs Foundation and the City of Lava Hot Springs and approved Executive Director Tyson Koester to sign the MOU agreement with Notary. Bob seconded the motion. Motion carried unanimously.

#### Discussion Item - Hot Pool remodel/Cold Plunge update

Hot Pool Remodel Update: Garrett Goldade with CM Company showed the board renderings of what the hottest hot pool will look like. Garrett is so proud of the team for rerouting the water and the project is going well. They found additional sources of hot spring water on the east side of the pool, but the main source is the upper east corner. Garrett handed out the budget exercise report that CM company does throughout the project. Board looked it over with Garrett. The dewatering portion of the project took longer than expected with the unforeseen things that took place. They are looking at a month behind currently, and projected completion date is June 15, 2026. They are hoping sooner and are working hard to make up time.

Cold Plunge Update: Preliminary plan design options were handed out to the Board for the cold plunge; they are looking at all ways to provide cold water for the pool. Estimated costs are about \$400,000.00. Board discussed the cold plunge location and options.

#### Financial Report

Tyson sent the financials out to the board prior to the meeting. We are investing about 6 million dollars in all the projects we completed last year and are continuing to do this year. New parking lot, Hot pool project and the Cold Plunge.

Fund balances as of January 31, 2026 - FY26

41003 - \$3,997,571.99

41004 - \$5,464,243.44

TOTAL - \$9,462,815.43

Director Report

Tyson reported that the fence on Highway 30 and Blaser Hwy is complete and looks good. The KOA East expansion lot has an easement to access the power plant and the vacation home there on that property. We can legally change that easement if needed.

Attendance Report for 2025

For 2025 we had 450,679 in attendance, which is down from 2024. October the Hot Pools were closed for 28 days to begin the construction of the Hot Pools, and we lost about 20,000 people due to that closure. In October we lost income due to the closure which was expected. On average our lowest attended month is October, so it worked out to have to close for the dewatering of the Hot Pool during that time. Our numbers look great for this year thus far.

Discussion Item - Swimming Pool Cabana additions

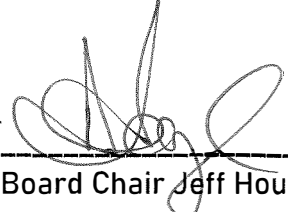
The plan is to add more cabanas this year. We have 50K budgeted for concrete again this spring and are looking at possibly adding 4 more. We would like to keep lining them up along the tree line where the grass is hard to keep up on and typically is muddy in the summer due to the high traffic in that area. The income on the cabana rentals last summer was \$57,180. We would like to add and enhance the existing cabanas after this summer with TV's etc. The current PA system at the pool is not working well so we will be upgrading to a new system and are looking at options.

Schedule for the next meeting


April 24, 2026 @ 10:00am

Adjourn

Meeting adjourned at 12:25pm

  
Board Chair Jeff Hough

4/24/26  
Date

  
Executive Director Tyson Koester

4-24-26  
Date

Minutes by Destiny Egley  
Management Assistant