

**Lava Hot Springs Foundation's  
January 14, 2022  
Board of Director's  
Meeting Minutes**

The Board of Directors of the Lava Hot Springs Foundation of the State of Idaho met on Friday January 14, 2022 at the World Famous Hot Springs Administrative Office 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 were Chair Jeff Hough, Vice Chair Ronald Johnson. Board Members Lisa Wood by teleconference, Cameron Salt. Executive Director Devanee Morrison and Management Assistant Bridget Losee. Guests: Sherril Tillotson, Randy Benglan, Annie Salt, and Collin Petrun.

**Welcome and Introductions**

Chair Jeff Hough called the meeting to order and welcomed all in attendance.

Jeff Hough asked for an amendment to the meeting agenda to add Idaho Code 74-206 (b) to the executive session item. Ronald Johnson made a motion to approve the amended agenda, Cameron Salt seconded the motion. The motion carried.

**Elect and appoint officers**

Chair Jeff Hough opened the floor for officer nominations.

- Ronald Johnson made a motion to nominate Jeff Hough as Chair, Cameron Salt seconded the motion. The motion carried.
- Cameron Salt made a motion to nominate Ronald Johnson as Vice chair, Lisa Wood seconded the motion. The motion carried.

**Review and Approve minutes from November 12, 2021**

The November 12, 2021 Board of Directors meeting minutes were emailed to board members for review.

Ronald Johnson made a motion to approve the November 12, 2021 meeting minutes, Cameron Salt seconded the motion. The motion carried unanimously.

**Portneuf Rapids one year lease extension request**

Randy Benglan - Portneuf Rapids Tube Rental lessee is requesting a one-year lease extension. The current lease expires May 2022. Randy mentioned adjusting the lease payment according to CPI-6%. The number of customers for 2021 were comparable to the number in 2020. The weekdays have seen an increase in customers. He has 600 holes-tubes. He has seen a 2% increase in revenue. Board discussion led to amend year 2023 lease agreement to \$5,750.00.

Ronald Johnson made a motion to approve the one-year lease extension for the Portneuf Rapids Tube Rental Lease at \$5,750.00, Cameron Salt seconded the motion. The motion carried unanimously.

**Financial Report**

December 31, 2021-fund balances  
Capital Outlay \$124,700.00  
Fund 410-03 \$2,425,568.76

Fund 410-04 \$4,544,848.24

Attendance

The facilities had record attendance in all but 3 months in 2021.

2021 attendance 498,155

2020 attendance 444,000

Revenue vs Expenditure

FY 2022- July 2021-December 2021

Revenue \$2,627,361.93

Expenditure \$1,678,319.90

Rev. over Exp. \$949,042.03

Projected Costs

- Replacement Pumps 22,704.90
- Heat Exchangers \$ 70,000.00
- Skidsteer-\$80,000.00
- Curly slides-gel coated and repainted \$93,000.00

Directors Report

**1. Parking Lot Structures Project**

- Per structure cost-\$25,000.00 per stall @ 125 stalls per structure = \$3,125,000.00 Phase 1: 2 structures = \$6,250,000.00.
- Federal Grant Funding-the Federal Tourism Grant that Devanee was checking into for additional funding toward the parking lot structures is geared at areas hit hard by Covid-19. This grant is not going to work for the parking structure project.
- Other funding options.
  - Block or community development grants.
  - Permanent building fund loan.
  - Private bank loan.

Ronald Johnson mentioned that inflation is rising in our nation and the interest rate will be increasing as well. The state of the country is something to consider.

Parking Structure Concerns;

- Damage costs
- Vehicle size
- Mechanical repairs
- Backup parts supply

Board Chairman Jeff Hough mentioned that he is comfortable with the parking structure design and what has been presented in past meetings.

**2.Olympic Swimming Complex-Basement flood costs**

- Electrical \$30,000.00
- UV system \$68,000.00

Executive Director Devanee Morrison has submitted an insurance claim for damages.

**3.POS system-IC solutions-** A meeting is scheduled with David Miller of IC Solutions to go over.

- Costs involved in a new POS system.
- Online store option.
- Transition time frame.

- Will the system work with both the parking structure and the facilities?
- Lilypad our current POS system is paid through June 2022.

**4.3-FTE's** (Full time Employees)

- 2-Maintenance positions-Bridget Losee is working with the Maintenance and Operations Supervisor Byron Spencer on the maintenance job classification and job posting.
- 1-CSR1(Customer Service Representative 1) full time position at the Hot Springs Facility.

**Other Business**

Lava Hot Springs Foundation-Master Plan discussion;  
 Conceptualize the needs of Foundation's properties then hire a company to create a prioritized Master Plan.

- Put out an RFP for bids.
- 3-4 companies-engineers for bids.
- RFP presentations to Board of Directors.
- Formalize the Master Plan and then involve the City of Lava Hot Springs.

**Executive Session I.C. 74-206(f)**

Ronald Johnson made motion to go into Executive Session under Idaho Code 74-206(f) "to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated by imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement. 74-206 (b) "to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public-school student  
 Cameron Salt seconded the motion. 2:07pm

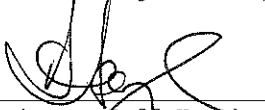
**Roll Call:**

Jeff Hough-Aye  
 Ronald Johnson-Aye  
 Cameron Salt-Aye  
 Lisa Wood-Aye  
 The meeting went into Executive Session.

The meeting was called back into regular session.

**Adjourn**

The meeting was adjourned at 3:00pm.

	<u>4/29/22</u>	<u>Devanee Morrison</u>	<u>4-29-22</u>
Chairman Jeff Hough	Date	Executive Director Devanee Morrison	Date

Minutes by:  
 Bridget Losee-Management Assistant  
 Lava Hot Springs Foundation