

**Lava Hot Springs Foundation's
April 29, 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 April 29, 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 and Cameron Salt. Executive Director Devanee Morrison, Management Assistant Bridget Losee and Hot Pool Manager Emilee Vaden, Swimming Pool Manager Karen Bartlett and Maintenance and Operations Supervisor Byron Spencer. Guests: Diane Myers, Catell Anderson, Victor Lyon, Vickie Lyon, Mike and Vickie Hansen, Tori Hall and Sherril Tillotson.

Welcome and Introductions

Chair Jeff Hough called the meeting to order and welcomed all in attendance at 11:02 am. Jeff Hough asked for an amendment to the meeting agenda. Ronald Johnson made a motion to approve the amended agenda, Cameron Salt seconded the motion. The motion carried.

Review and Approve minutes from January 14, 2022

The January 14, 2022, Board of Directors meeting minutes were emailed to board members for review.

Ronald Johnson made a motion to approve the January 14, 2022, meeting minutes, Cameron Salt seconded the motion. The motion carried unanimously.

Review and Update LHSF Strategic Plan

The Board of Directors review the 2020-2040 Strategic Plan and suggested changes that they would like to have put in place. Devanee Morrison will update the LHSF Strategic Plan with the suggested changes.

Financial Report

Expenditure vs Revenue as of March 2022

Total Revenue	\$3,599,582.59
Total Expenditures	<u>\$2,059,428.68</u>
Rev over Exp	\$1,540,153.91

Fund Balances

0410-03	\$3,021,325.17
0410-04	<u>\$4,548,089.36</u>
Fund totals	\$7,569,414.53

Attendance

January and March had low attendance numbers. Spring Break attendance was low as well, gas prices have had an effect on travel.

Director Report

1. The Olympic Pool is scheduled to open to the public on May 27, 2022. There are school field trips the week of May 23-27th.
2. Maintenance repairs

- The Heat Exchanger in the basement of the Swimming Complex are obsolete and had begun to leak. There were concerns that we wouldn't be able to get the parts, but we were able to find parts to repair-rebuild the heat exchangers.
 - The maintenance crew had to replumbed and repair valves in the basement. The flanges were rusted and needed to be replaced. The indoor pool had to be shut down for a week for the repairs.
 - The outdoor pool's skimmers and piping were leaking which was causing the cement to sink.
3. The UV (Ultraviolet) system was damaged when the basement at the Swimming Complex was flooded in August 2021. A new UV system has been ordered. The UV system is a secondary sanitation system.
 4. The 50yd outside swimming pool needs to be painted, just waiting for good weather.
 5. Curly Slides-gelcoat and paint project. The project is out for bid and closes next week. This will be a fall project.
 6. **Hot Springs-new rules implemented.**
 - No outside food or drink at the World Famous Hot Springs. With the exception that customer can bring in a sealed water bottle. There is bottled water for sale in the gift shop.
 - Swim Wear-no thongs swimsuits are allowed.
 7. **Olympic Swimming Complex-Shadow Structures**
Customer have fought over shade structures and the space to put them. They have used stakes that have damaged underground sprinkler system lines. A canopy blew up over the fence during a windstorm last summer and was damaged. We have decided not to allow customers to bring in large shade structures. We would like to eventually construct permanent 10'x12'shade structures-pavilions to rent.
 8. **POS (point of sale) system.**
 - QR coding for diving platform waiver
 - ticketing.
 - Barcodes for inventory tracking.
 - parking structure compatible.

The project has been submitted to the Idaho Division of Purchasing. The RFQ document is at procurement stage. The annual cost will be \$10,400.00 for maintenance, training, and to develop the program. We can do the QR code implementation. It will take 4-6 weeks for training and then go live.
 9. **Neptune Radio-** We will be able to play music at our facilities with prerecorded safety announcements. The cost is \$3,000.00 annually for both locations. We can sell 30 second spots-ads to individual businesses. Formulate a policy as to what we will sell as far as ads. The Swimming Complex sound system has been updated.
 10. The Building Maintenance Foreman and Custodian positions have been posted for 2 week periods at least 2-3 times on the State NEOGOV application site. We have placed the job opportunities on Facebook, flyers, and Zip Recruiter. But we have still had a hard time filling the positions. The hourly wage is a big issue when hiring new employees. The seasonal employees starting hourly pay rate is approximately \$3.00 less than some other businesses in the surrounding area. The Lava Hot Springs Foundation's salary administration policy was updated from hiring at 85% of policy to 100% of policy. All the classified and part time seasonal employees received a 3% permanent salary increase recommended by the Governor's office in March 2022.
 11. The vents in the roof at the Olympic Swimming Complex are not working. We have a person working on the venting.

Byron Spencer-Maintenance and Operations Supervisor.

There are maintenance issues that have been neglected for years. All in all, there has been so much neglect in maintenance for years. He could go on for hours to let them know the maintenance issues that he has encountered since he became the Maintenance and Operations Supervisor in August 2021.

Such as.

- Heat Exchanger repaired and parts replaced.

- 12" main water line is cracked, and he had to go to SLC to get the parts.
- Replace all the valves for both pools. 21 valves have had to be replaced.
- Kidde Cove exhaust fan- he was told the fan was out of balance. The bearing was out in the fans and were totally ruined. We need to purchase a new exhaust fan, but it is on back order.
- Hot water lift station. There are two lines but only one has been used and we don't know if we can use the other line. This sends the hot water from the Hot Springs to the Olympic Swimming Complex. We need a backup. The valves by the SP can't be adjusted-on or off.
- The Olympic Swimming Complex building roof. There is condensation that is in the building every winter. There has been insulation blown into the roof but there isn't good ventilation. Membrane roof they tried to weld new membrane to the old membrane but couldn't. The leaks are coming into the light fixtures in the building. Do we replace the roof or tear down the building and rebuild?
- The concrete by the diving platforms and diving boards was sinking due to the skimmer baskets leaking. They have had to tear up the cement to fix the leaks and then will have to replace the concrete. Prior maintenance had just stuck a pipe inside another pipe without glue or adhesive. Byron has replaced all the pipes that were cracked and leaking.
- Board asked Byron to put together a maintenance plan with prioritize projects and timeline. Byron asked that when we rebuild, please put the plumbing and electricity above ground. The flood (August 8, 20021) in the basement was 4 to 4.5 foot deep.

Aquatic Program Manager mentioned that she has noticed that there was possibly black mold in the clerk's office ceiling of the Swimming Pool Building.

Priority:

The Board agreed that the Foundation needs to do due diligence and have the ceiling at the Swimming complex checked for black mold. If there is black mold in the ceiling, then contact the Insurance company to see if they will cover the cost to replace the roof.

The Board of Directors discussed replacing the Olympic Swimming Complex building or just the roof. Chair Jeff Hough mentioned to start the process for a rebuild of the Swimming Complex Building.

Break 12:08pm-12:14pm

PITA Lease Discussion

Mike and Vickie Hansen lease property with the Lava Hot Springs Foundation for the PITA concession stand located at the Olympic Swimming Complex.

September 16, 2021, Board Chair Jeff Hough, Vice Chair Ron Johnson, Board Member Cameron Salt, Executive Director Devanee Morrison, Vickie and Mike Hansen, and John Bailey Attorney representing the Hansen's met for an informal conversation about concerns with the PITA concession's electrical, parking and garbage.

A letter was sent to Mike and Vickie Hansen on April 13, 2022, in reference to the PITA concession electric service.

Chair Jeff Hough stated that the Foundation will withdraw the letter sent to PITA dated April 13, 2022, that stated that effective May 15, 2022, the Foundation will no longer be providing power to their business.

Vickie Hansen hand delivered a letter and attachment from their attorney with a photocopy of the actual plan for the electrical work that was approved by the Lava Hot Springs Foundation on September 19, 2008. The plan was for the power supply in the Olympic Swimming pool basement which still exists.

Vickie Hansen mentioned that she would have to go into the Aquatic Program Managers office when the electrical breakers would trip for her concession business.

In the electrical box in the Aquatic Program Managers office there are electrical breakers listed as concession and ice machine. The ice machine is for the PITA concession. Aquatic Program Manager has personnel files in her office.

Vickie Hansen mentioned that she would have to go into the Aquatic Program Managers office when the electrical breakers would trip for her concession business.

The Board of Directors would like to schedule a meeting with both parties with legal counsel present.

The Board asked Vickie Hansen how she was getting invoiced for electricity. Vickie said that Mark Lowe-Executive Director at the time would read the meter in the basement for wattage used and then invoice her. In 2018 Devanee and Vickie agreed to a flat annual fee of \$500.00 for electrical usage. The last invoice was September or October 2021.

Vickie Hansen mentioned that they hadn't had an issue until last year when there was a flood in her concession building and she submitted an insurance claim.

Mike Hansen mentioned that there is a space heater that runs during the winter months in the PITA concession that uses electricity. Mike Hansen stated that if the heater isn't running then the water would freeze in the unisex bathrooms in the Swimming Pool lobby. The outlets on the outside of the building are on their electricity.

Board Member Cameron Salt went to the Olympic Swimming Complex this morning to look at the meter and electrical situation. He said that he was educated on what the situation is with the meter.

Tori Hall (Mike and Vickie Hansen's daughter) mentioned that the concession is operating approximately 100 days straight (Memorial Day to Labor Day) and can't meet during that time.

Executive Director Devanee Morrison mentioned that when the Olympic Swimming Complex basement flooded in August 2021. There was extensive electrical, water lines, and UV system damage. An electrician was hired to fix the electrical damage. The electrician said that the concession and ice machine breakers in the Aquatic Program Managers office do not run off the PITA power meter located in the swimming pool basement. There is also a broke conduit with electrical wires that are exposed to the weather outside the swimming pool building that are going to the PITA concession.

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

Ronald Johnson made motion to go into Executive Session under Idaho Code 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.

Roll Call.

Jeff Hough Aye

Ronald Johnson Aye

Lisa Wood Aye

Cameron Salt Aye


The meeting went into Executive Session.

Ronald Johnson made a motion to return to regular session, Cameron Salt seconded the motion. The meeting returned to regular session.

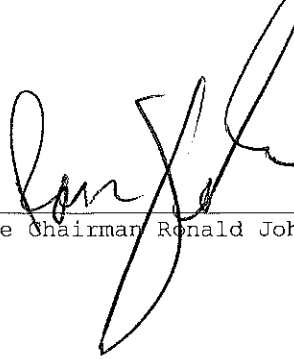
Break 12:00-1:09pm

Adjourn

The meeting was adjourned at 2:39 pm.


Chairman Jeff Hough 6-10-22
Date

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


Vice Chairman Ronald Johnson 6-10-2022
Date

