



Lava Hot Springs Foundation

Board of Directors

April 24, 2026 – 10:00am

Meeting Minutes

The Board of Directors of the Lava Hot Springs Foundation of the State of Idaho met on Friday April 24, 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, Vice Chair Ronald Johnson. Board Members Robert Geddes, Cameron Salt and Lisa Wood. Executive Director Tyson Koester and Administrative Assistant Marguerite Davids. Guests: Garrett Goldade – CM Company, Karen Bartlett, Alice Egley, and MarthaFae Frymire

#### Welcome and Introductions

Chairman 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 January 23, 2026

The meeting minutes were emailed out to Board Members prior to the meeting. Ronald made the motion to approve January 23, 2026, meeting minutes as written. Rob seconded the motion. All approved.

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

Garrett gave handouts. He stated a wall is being replaced that was bulging. They will start focusing on footings and walls. Water is now below grade. They are not having to deal with any problems right now. Rob asked what would happen if the water was turned on. Was reported it would flood. Jeff asked what was the biggest challenge during the whole process. Garrett said water was biggest challenge and the access of having to sequence the pores. Overall tracking is good with progress at this point. Jeff said he was impressed even if we are a few weeks late after Memorial Day. There are some major overages in cost, probably around \$300,000. Tyson stated we knew when we started, we were going to be over, but it's good that it is trending down. Jeff asked about the earth works. They talked about the demo and the fill. Do we estimate the power to keep going up? Garrett said shouldn't move much. The costs should go down once we get rid of generators and pumps.

Rob asked about water quality and quantity of water. Garrett said we are just taking it below ground. Unless there is major disturbance it stays good. Been 7 weeks since we have had any

problem. Jeff asked about the cistern. Garrett said it works well. It will serve the purpose to dewater and it was money well spent. We will be able to drain the whole facility. Ron compared this job to the trip around the moon. Garrett appreciates the opportunity for this project. Tyson received a request from our landscaper regarding the pad the crane is currently sitting on. Asked if we could pour concrete and place another pavilion there. The tree roots are bad there and would be a cheaper option. Jeff and Robert thought it would be good. We can always use another pavilion. Jeff asked Cameron and Lisa's thoughts. Everyone seemed to agree.

### Cold Plunge

The best spot for the cold plunge is the corner property so we can incorporate natural rock and continue with water fall like area to go into the cold plunge drain. Jeff asked about the temperature. In the summer it will be a steady cold plunge, 60-65 degrees. Garrett showed handouts. We are limited with cold water. Board had discussion regarding cold water options. Jeff asked for estimates of amount of water so we might know budget. 23 gallons per minute is the amount of water needed. Rob asked if we could use the river. Garrett said there is a moratorium. Rob asked we could just use for cooling. Tyson said the problem we have is in the summer there is too many people to protect the pipe. They have researched it. The foundation has one of the oldest water rights. Robert asked about the cascading. We are not looking at that anymore as we are worried about calcium buildup. There was a lot of discussion about the design and whether we should keep the bench or not. The Board wants the three foot depth but keep the rest of the design as originally designed.

Jeff asked about taking a vote on keeping the bench.

Lisa – no

Cameron – no

Robert – okay either way

Ronald – no, but wants to be ADA

Jeff – no unless it is ADA needed

Tyson said we will only need a virtual meeting to discuss the final design.

### Discussion Item – Update from Community Center Board

Last year they served 1,200 more meals than the previous year. There are 25 plus meals delivered every day they are open. Martha said the facility is rented out twice a month on weekends. They provide many events for craft fairs, and field trips. They have done surveys regarding what people want to do. These included crafts, bingo, movies, and getting people out of their homes. In October they are planning a 90 year anniversary celebration including a movie, dance, etc. They have done landscaping, floor maintenance, parking signage, and fixing pavement damage. They have additional funding to move to areas in other small communities. The next big financial project is the front steps probably in July. We're hoping for spring. Tyson recommended fall and not July. Martha said they want it to be done before party. They will pay \$37,000 down to replace stairs and hand rails. Very dangerous, cracking and sinking. They will try to leave rock walls on side. This finishes the \$50,000 match they asked for before. \$17,500 is what is left from the \$50,000 they asked for two years ago. They would like the windows replaced and the grout replaced, and update the kitchen in the future. Lisa asked if there is a way in the building for wheelchairs. The back door has ramp. Martha said they are going with ECOG out of Idaho Falls and will be getting a four year contract with them. Ecog oversees, trains and reimburses for meal cost, sometimes have grants to buy food. It is

Jeff said four years is good and made a motion to extend the four year \$1 yearly lease. Ron Johnson seconded the motion. All board agreed and no further discussion.

#### Action Item – Tilly's Thai Remodel and Expansion request

Kody could not come in and so Tyson gave summary. He showed final drawing and asked for the addition and landscaping within the boundaries of the lease. There were some additions made. Tyson said if it is approved we will need all permits prior to the construction. Robert asked about the pavilion. It is coming down and out.

Ronald made motion to approve the Tilly entrance as shown. Robert seconded it and all approved.

#### Discussion Item – East Entrance Update

The only hold up is with ITD. They are meeting on an east bound turn lane and will take care of the problem with the semis parking and blocking there. They have approved the roll curb. The radius proposed meets what is required. Rob asked questions about the way people turn. Tilly's had changed the way to build within the right of way so there is less entry points. ITD all on board. Cameron asked about where the semis park above the hot pools. Discussion has been talked with police and there is no resolution at this time.

#### Discussion Item – City of Lava Hot Springs Water Well Location

The City does not have enough back up water. They have been searching for water. They called Tyson and wanted to check below the maintenance shop. They reported there is water. Tyson informed board the city will be approaching them about drilling a well. All of our leases are MOU. They need to be lease. This one would be an MOU. Board said keep negotiating. Jeff said the solution is fantastic. Robert said we should drill the well and sell them the water. Then water rights were discussed. They need a redundant water supply. The state has regulations. Robert asked about how it was tested.

Lisa asked if we could get the permit, whether we own it and rent it to them? Everything is very preliminary. Do we want to explore it or tell them no? City has grant. . Robert thinks since it is our property that we should negotiate the terms. We need to protect access to the water.

#### Action Item – Passes issued to Staff and Lifetime Pass

Robert talked about the passes which are issued to staff. Passes can be used as an incentive for members to attend meetings. It can be used as advertising. Tyson said he has no problem with it. Jeff made motion to Accept Roberts idea for board members for all regular scheduled meetings to get 10 passes each meeting with no expiration date. Camron seconded it and all approved.

Brett Casperson approached Tyson regarding a Lifetime pass. Brett worked 7 years before he had health problems which kept him from further work. Between him and his wife Nancy they have 12

years' service. They would like to be honored a lifetime pass. Due to the fact Nancy has worked for the state for many years in other capacities, it was approved

Jeff moved to approve, Ronald seconded it and all approved.

Then the board moved to the subject of people who are partners but not married. Tyson would like to change wording to staff plus one, but employee must be in presence at the time.

Jeff made motion, Lisa seconded it, all approved.

#### Financial Report

Tyson sent the financials out to the board prior to the meeting. We were almost at 11 million, have already paid for the rest of the project. 1.8 million still left.

Fund balances as of April 22, 2026 - FY26

41003 - \$4,214,962.39

41004 - \$4,473,418.93

TOTAL - \$8,688,381.32

#### Director Report

Outdoor pool will open May 16. The pool parking lot will be completed the first week of May. During the week of Fire and Ice a drunk driver hit the bridge by the Hot Pools and trashed the sign and light pole. In March, Lava was hit with graffiti with spray paint by some Utah kids. It was shown under camera footage. They were caught by walking up the road and putting graffiti on another bridge.

We do not believe construction had any effect on attendance. Everyone is down in numbers but April is trending up. We are not renting the East Park this summer. The grass is destroyed. The topsoil will be stripped, and we will redo it after the cold plunge. A power pedestal at the Hot Pools by the ramp is tipping over. We will need to close the hot pools for a day to make necessary repairs. We are hoping this will occur before Memorial Day. We will need to advertise the day of closure.

We need an RFP for the new POS system. Parks and Rec have changed also. We are editing and trying to get that report done. Our credit card fees are crazy and at some point we will need to revise how we do things. All card fees are different. Might be able to adjust rates with the new POS. Lilypad is horrible. We will probably have to stick with them this summer. Any contract must go through bid laws. Jeff asked if we could piggy back on with someone to get it done faster. Tyson has asked for guidance on the new bathroom bill from DHR. There will be training following.

#### Executive Session 74-206 1 (d) consideration of records that are exempt from disclosure as provided in Chapter 1, Title 74

Jeff made motion to go into Executive Session.

Rollcall was made, Lisa Wood, Cameron Salt, Ronald Johnson, Jeff Hough, Robert Geddes

Jeff moved to exit session, Robert seconded it, all approved.

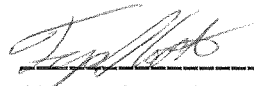
Schedule for the next meeting

September 18, 2026 @ 10:00am

Adjourn

Meeting adjourned at 1:21 pm

  
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Board Chair Jeff Hough                      9/25/26                      Date

  
\_\_\_\_\_  
Executive Director Tyson Koester                      9/25/2026                      Date

Minutes by Marguerite Davids  
Administrative Assistant