

**LAKE HEMET MUNICIPAL WATER DISTRICT
BOARD OF DIRECTORS MEETING
January 18, 2024
3:00 p.m.**

<https://us02web.zoom.us/j/86902098534?pwd=M3M4bEZjMEo3Uld6YnFCWnRZZVVzd09>

Meeting ID: 869 0209 8534
Passcode: 226935

Means by which Members of the Public May Offer Public Comment During the Meeting:

Members of the public attending the meeting via the Zoom videoconferencing platform can express their desire to offer public comment or provide input on an agenda item at the appropriate time by utilizing the "Raise Hand" function.

Any member of the public can also observe and participate in this meeting by attending the meeting in person at 26385 Fairview Avenue, Hemet, CA 92544.

I. Call to Order and Pledge of Allegiance

It was discovered prior to the meeting there were some technical difficulties with the zoom link. Staff requested that IT troubleshoot the problem. It was determined there was an error with the zoom link. Another zoom link was created and there were instructions in the published link to redirect participants to the new link. This process delayed the start of the meeting for one hour.

President Foutz called the meeting to order at 4:00 p.m.

II. Roll Call

PRESENT: Directors, Elam, Foutz, Marshall, Minor & Pastor

OTHERS PRESENT: General Manager Gow, District Counsel Wojcik, Administrative Services Manager Beaver and District Secretary Billinger

III. Agenda Approval

Approved with the start time of 4:00 p.m. as noted in Item 1.

Director Marshall moved and Director Elam seconded a motion to approve.

Motion carried by the following roll call vote:

AYES: Elam, Foutz, Marshall, Minor, Pastor

IV. President's Committee Appointments – Public Official Appointments FPPC Form 806

WaterMaster-GWMP
Finance Committee

Committee Member and One Alternate
Two Committee Members and One Alternate

President Foutz reappointed Director Pastor as the Committee Member to the WaterMaster-GWMP and Director Elam as alternate.

President Foutz elected to keep the Finance Committee the same with Director Foutz and Director Marshall as members.

President Foutz created the Lake Hemet Campground Ad-Hoc Committee, selecting Directors Pastor and Minor.

V. Public Comment Period
None

REGULAR SESSION OF THE BOARD OF DIRECTORS

VI. Response Items / Reports

1. General Manager Report – Mike Gow

- a. Manager's Report
- b. Construction & Engineering
GM Gow reviewed written report in agenda packet.

GM Gow stated that Lake Shasta and Lake Oroville are at 70% capacity.

GM Gow advised the board that he will be participating in Senator Ochoa Bogh's Infrastructure Meeting on Friday, January 26, 2024.

- c. Vista Recreation (Formally Basecamp) Presentation
In attendance for Vista Recreation;
Tim Colvin – Regional Director of Marina and Large Campground Operations
Jeff Brown – Director of Business Development
Arlene Arenas – General Manager – Lake Hemet Campground
PowerPoint attached

Director Minor, asked if they were addressing the long term residents? Mr. Colvin stated they are in the process of removing the long term tenant's, it's a fight. Very few people leave on their own. There are no new long terms coming in.

Mr. Brown stated that Vista is a conglomerate of three entities and has been around since the 70's, they are the largest provider of public areas in the United States with approximately 2,000 campsites.

GM Gow stated we have fixed rent amount of \$300,000, plus 7.1% of their gross proceeds. 5% goes towards their maintenance. It adds up to almost a million dollars per year. We are in the 10th year of 10-year agreement, there is an option for an extension of 5 additional years, we will bring this item back to the board for approval at a future board meeting.

Director Marshall applauds Vista Recreation for all they have done and what they have planned, it's great for the district and for all that visit Lake Hemet. Mr. Brown mentioned that Lake Hemet Municipal Water District is the easiest organization, by far, to work with, it's been a pleasure.

Director Foutz, do you foresee any long-term issues with power supply with the proposed improvements? No, not at all, Anza Electric Cooperative have committed to being able to provide the power.

President Foutz created the Lake Hemet Campground Ad-Hoc Committee to discuss the extension of agreement, long term rentals, proposals, etc. and appointed Directors Pastor and Minor to said Ad-Hoc.

2. Board Member Reports

None

VII. Board Action Items

3. **Consent Agenda Items** – Approval by Master Motion. Directors may separate items for discussion and voting.

a. Ratify December 2023 Expenditures

Director Pastor moved and Director Minor seconded a motion to approve.
Motion carried by the following roll call vote:

AYES: Elam, Foutz, Marshall, Minor, Pastor

4. **Minute Order** – Approve Minutes of the Special Board Meeting on December 14, 2023

Director Marshall moved and Director Elam seconded a motion to approve.
Motion carried by the following roll call vote:

AYES: Elam, Foutz, Marshall, Minor, Pastor

5. **Minute Order** – Approve and Authorize Contract for the 2024 Well Maintenance Project (Webcore and Well 4) with Legend Pump and Well Services

Director Minor moved and Director Pastor seconded a motion to approve.
Motion carried by the following roll call vote:

AYES: Elam, Foutz, Marshall, Minor, Pastor

Recessed to closed session at 4:58 p.m.

Director Minor did not attend closed session and left for the evening.

VIII. Closed Session

- A. **PUBLIC EMPLOYEE PERFORMANCE EVALUATION** – Pursuant to Gov. Code Section 54957; Continued Review of the General Manager; Michael A. Gow

No reportable action

- B. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**

Significant exposure to litigation pursuant to Gov. Code Section 54956.9(d); One Potential Case: Ordinance 176

No reportable action

Director Marshall moved and Director Pastor seconded a motion to approve.

Motion carried by the following roll call vote:

AYES: Elam, Foutz, Marshall, Pastor
ABSENT: Minor

IX. **Adjourned** at 5:26 p.m. to Thursday, February 15, 2024 at 3:00 p.m.



Kathleen Billinger, Assistant Secretary

President Foutz asked for a motion to approve the minutes for the Special Board Meeting of December 14, 2023, a copy of the minutes was sent to each board member for review prior to the January 18, 2024, 2024 meeting. Motion to approve was made by Director Marshall with a second from Director Elam. It carried by the following roll-call vote:

AYES: Elam, Foutz, Marshall, Minor, Pastor

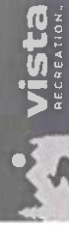


Todd A. Foutz-President
Lake Hemet Municipal Water District

VISTA RECREATION

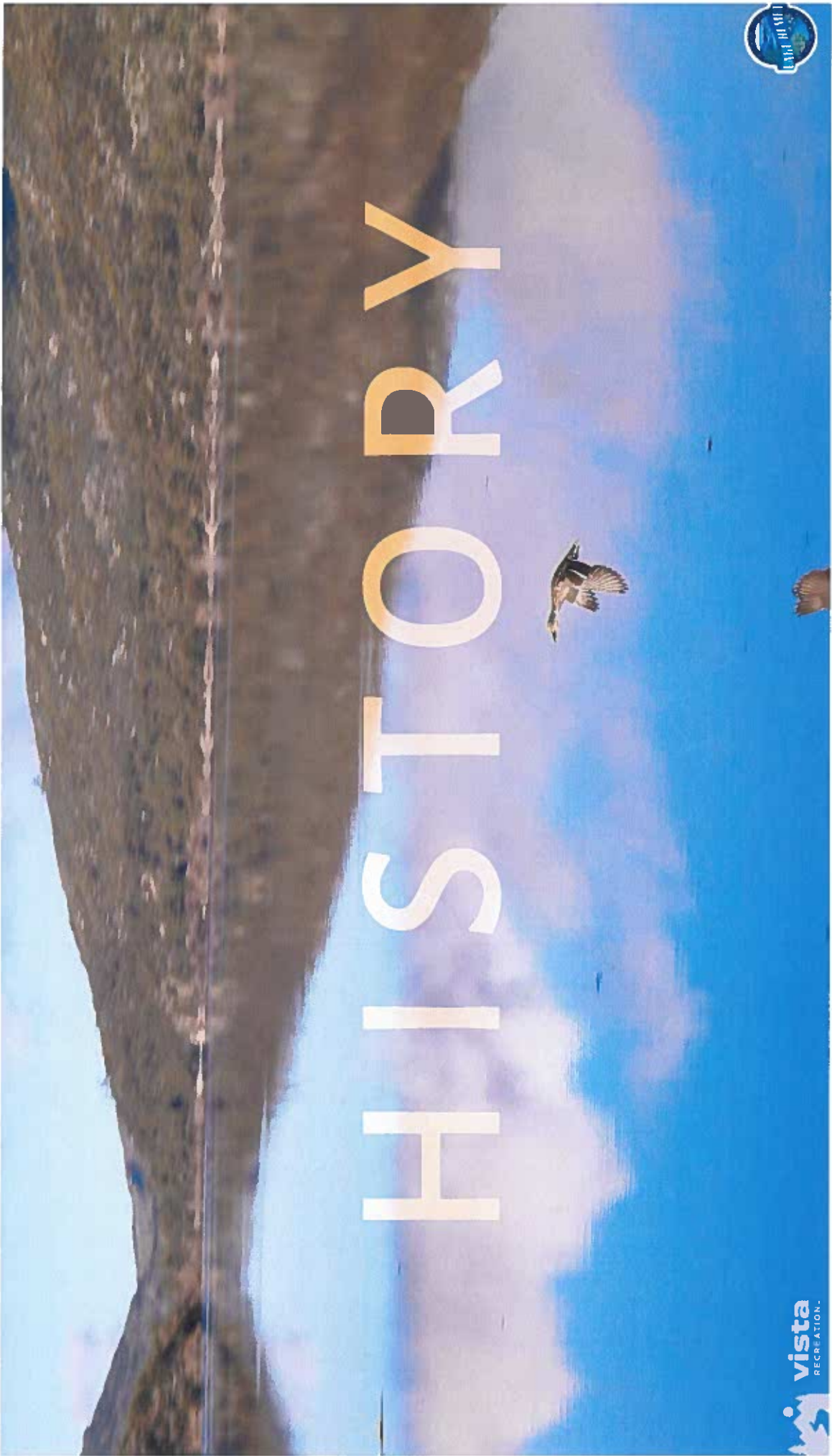
Vision

FOR GROWTH AT LAKE HEMET



Prepared for Lake Hemet Municipal Water District







Progress & Successes

- ✓ Consistent Revenue Growth Since 2011
- ✓ Glamping Upgrades
- ✓ Established Trout Fishing Destination

- ✓ Camp Store Complete Remodel
- ✓ New Glamping Units
- ✓ Bathroom Upgrades





- ✓ New Rental Units
- ✓ Residential Area: Order/Control
- ✓ Building Lake Hemet Into an RV Destination



✓ Rental Boat Upgrades

✓ Little Lake Community Access
+ Fish Stocking

✓ Media / Social Media Success



✓ Over 6 Tons of Trout Stocked Annually

✓ Western Outdoor News Podcast about Lake Hemet

✓ Big Trout Campout Partnership with Western Outdoor News



LAKE HEMET *Revenue* GROWTH



Franchise Fees

MMF + OTHER FEES

PAID TO LHMWD

\$51,597

2012

\$1,037, 000

2023

“We’ve Identified a Business Opportunity”

A scenic landscape featuring snow-capped mountains in the background, a calm lake in the middle ground, and a small cabin nestled among trees. The sky is blue with scattered white clouds. The overall scene is peaceful and picturesque.

“We’ve Identified a Business Opportunity”

Deliver a SCENIC,



“We’ve Identified a Business Opportunity”

Deliver a scenic, LAKEFRONT,



“We’ve Identified a Business Opportunity”

























**Deliver a scenic, lakefront,
MOUNTAIN CAMPING EXPERIENCE**



“We’ve Identified a Business Opportunity”

**Deliver a scenic, lakefront,
mountain camping experience
— with —
FULL, MODERN RV AMENITIES.**

THE *Ah-Ha* MOMENT

16%	Dry RV / Tent Sites	    
18%	Glamping Tents	    
26%	Lakeview Dry RV / Tent Sites	   
20%	RV Partial Hook Up (2A)	    
49%	RV Premium (2B)	    

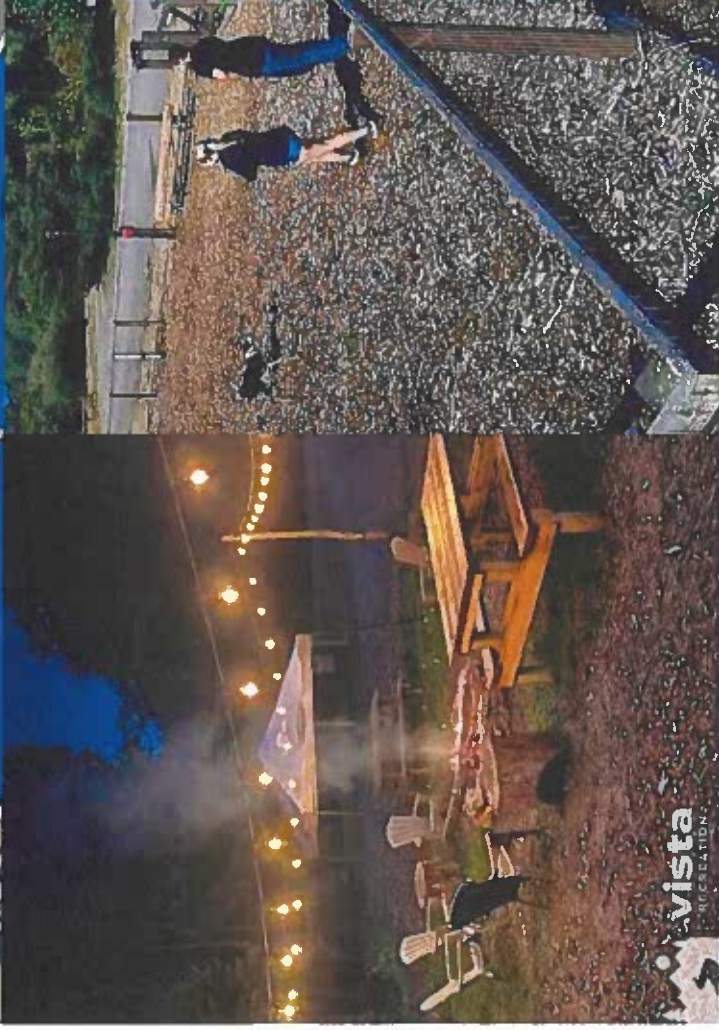
CAMPSITE OCCUPANCY BY TYPE

Phase 1
**Redevelop and
Rebrand Camps
2A and 2B with
Full, Modern
RV Amenities**



Phase 2

**Drive Continued
Growth Through an
Ongoing Program of
Upgraded Amenities
Throughout the
Campground**



“Decades of Continued Financial Growth at Lake Hemet”

VISTA RECREATION PROPOSED INVESTMENT INTO LAKE HEMET:

\$3-4 Million in Facilities, Infrastructure and Amenities

vista
RECREATION



“Decades of Continued Financial Growth at Lake Hemet”

VISTA RECREATION PROPOSED INVESTMENT INTO LAKE HEMET:

\$3-4 Million in Facilities, Infrastructure and Amenities

TIMELINE:

Investment in Phases over the course of 2-4 years

vista
RECREATION



“Decades of Continued Financial Growth at Lake Hemet”

VISTA RECREATION PROPOSED INVESTMENT INTO LAKE HEMET:

\$3-4 Million in Facilities, Infrastructure and Amenities

TIMELINE:

Investment in Phases over the course of 2-4 years

PARTNERSHIP AGREEMENT TERM WITH LHMWD:

20 Year Partnership Contract

vista
RECREATION





THE PATH TO *Growth*

Building...

- ☐ More Recreation Amenities
- ☐ More Facilities for Groups

