
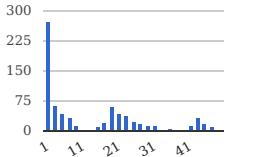


FlashVote helps you make a difference in your community

Results: IVGID Administrative Offices and Public Comment

 Survey Info - This survey was sent on behalf of IVGID Trustee Matthew Dent to the FlashVote community for Incline Village/Crystal Bay, NV.

<p><b>763</b> Participants</p> <p>641 of 1070 initially invited (60%) Margin of error: ± 4%</p>	<p>Applied Filter: <b>Locals only</b></p> <p>Participants for filter: <b>554</b></p>	<p><b>Response Time (h...</b></p> 	<p>Started: <b>Jul 31, 2017 2:38pm</b></p> <p>Ended: <b>Aug 2, 2017 2:34pm</b></p> <p>Advisory Groups: <b>IV/CB - All</b></p>
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Q1

IVGID is thinking about spending \$5.5 million (about \$671 per parcel owner) to upgrade its administrative offices. They would move from the current building at 893 Southwood to the Parasol building on Incline Way. On May 24, 2017 the IVGID Board of Trustees voted to transfer money from the operating fund to the capital project fund for the \$1.6 million down payment. (More information can be found [here](#)).

Prior to reading this, which best describes what you knew about this proposal?

(554 responses by locals)

Options	Locals (554)
I didn't know about it at all	38.4% (213)
I'd heard about it but I didn't know about the proposed \$5.5 million cost	22.4% (124)
I'd heard about it and I knew about the proposed \$5.5 million cost, but I didn't know about the \$1.6 million transfer	23.8% (132)
I'd heard about it and I knew about the proposed \$5.5 million cost and I knew about the \$1.6 million transfer	12.5% (69)
Not Sure	2.9% (16)

I didn't know about it at all

38.4%

I'd heard about it but I di

22.1%

Locals

Q2

Do you approve of IVGID spending \$5.5 million (about \$671 per parcel owner) to upgrade IVGID's administrative offices?

(549 responses by locals)

Options

Locals (549)

Strongly Disapprove (1)

45.2% (248)

Disapprove (2)

21.7% (119)

Neutral (3)

13.8% (76)

Approve (4)

6.0% (33)

Strongly Approve (5)

3.8% (21)

Not Sure

9.5% (52)

Average rating: 1.91

Strongly Disapprove (1)

45.2%

Disapprove (2)

21.7%

Neutral (3)

13.8%

Approve (4)

6.0%

Strongly Approve (5)

3.8%

Not Sure

9.5%

Locals

0% 5% 10% 15% 20% 25% 30% 35% 40% 45%

Percent

Q3

In September 2015, the IVGID Board of Trustees voted to eliminate public comment periods for individual agenda items at meetings. Public comments are currently heard once at the beginning of each public meeting and once at the end.

Which of these choices best describes how you think IVGID should manage comments from the public at meetings?

(546 responses by locals)



Thank you for doing this.

IVGID should not be in the landlord business.

No change

Three minute comments

Please work with PTCF to get the facts out about this move. There is far too much misinformation being shared about this being circulated in our community.

Keep the comment time limit to 3 minutes as it is, but allow the community to question the issues. I know that certain individuals are obnoxious and constantly criticizing, It does make the meetings go too long. However, sometimes valid points are raised and SHOULD be seriously considered by the Board. I feel that the criticism of the IVGID attorney is warranted and too much \$ is being spent on legal fees that he profits from, but don't tag me as a fan of Aaron Katz! The community is very aware of voting blocks and doesn't like it when trustees consistently ignore public input as I have observed over the Parasol Building issue. For example, why wasn't an appraisal the first step in evaluating the idea? Instead, I have felt real pressure from the staff to have that facility, and having toured it myself, I just don't see the need for all that grandiose space. Thanks for listening!

What are the compelling reasons for the move?

Would rather have the 5.5 million spend on something that serves people in I.V. rather than office space to make work place more spacious. For instance, how about a subsidy to make up the shortfall that would incur if we did not allow all the tourists to attend our beaches?

This is outrageous!

nope

Re: Offices. I am strongly opposed to IVGID purchasing the Parasol building for administrative offices. IVGID already identified suitable commercial rental office space in Incline. The space will require some modifications, but not anywhere close to the \$5.5M price tag of the Parasol Building. If IVGID thinks it needs different administrative space, RENT don't BUY. Save this money to put toward other items that will directly benefit parcel owners. Re: public comments. Requesting the names of the public attendees who plan to make comments before the meeting begins is not required by NRS open meeting regulations and is weird and offputting, frankly. Never have I seen any public body operate like this. IVGID, whatcha up to with this? It's not necessary since the comment period remains open until all who have wished to speak have done so, and no one else comes forward to speak.

Find an honest GM & CFO. The financials are a bad joke.

My understanding on Parasol is that the \$5.5 million was the offer made by Parasol to IVGID; I don't think that IVGID has made its counteroffer unless you know something that I don't know. On public comments, until the two caustic, and sometimes more, individuals rein it in, I think the public comment is perfect as it is. When I make my public comments, the Board listens and understands exactly what item I am commenting upon. Please don't even think about extending it.

This IVGID need to concentrate on the infrastructure of Incline Village and scrap the Parasol Building. DO NOT SPEND ANYMORE TIME AND MONEY ON THAT BUILDING.

I am interested in securing the Parasol Building for the Admin Office. Can the asking price or terms be negotiated. Can the property where the existing building be sold and used for the purchase. How much is the property worth. Can Washoe County also be housed in the Parasol building and their building sold to pay some of the cost. Can you fund raise to find a home for Senior and Children's programs. It seems like it would be a wonderful place to house IVGID admin, Washoe County admin, a Senior and Children Program locations. Thank you for finding creative ways to finance the project. Then I would be willing to pay some of the costs through IVGID fees.

\$5.5 Million seems like a lot for this building when we will get it anyway down the road. How about negotiating the price in half or so, then it might be an option. Need to hear about costs to retrofit into offices and annual costs to own the building, not much said on that. What is the all in cost for the next ten years compared to status quo?

I cannot comment on the costs if I do not know what is planned. Do they plan to sell the current building of offset the costs of moving to the Parasol building?

The Parasol lease/purchase issue was handled very unprofessionally by both Pinkerton and Wong

Fix parking at the beach! Picture pass holders only!

IVGID management is a corrupt disgrace to our community

I think they should ensure public comment and questions regarding agenda items are heard. This may necessitate time limits on comments but all should be heard.

I have watched pretty much every BOT meeting via the Livestream about the issue of what to do with the Parasol building. It has been nothing less than confusing, mostly because the BOT have never come straight out and said "this is the situation, these are the options, these are the concerns" especially from a legal standpoint...at least not that I have seen. I understand the problem with having public comments at meetings and can honestly say that neither of our recent processes are the answer. I would suggest a hybrid. Offer public comment before and after the meeting and for each agenda meeting. But to protect everyone's sanity limit the total number of comments that any individual can make during a meeting. This way they have to pick what is most important to them, or they can use their limited time slots to address all their thoughts/concerns. And possibly shorten the public comment section for each agenda item as well to keep things tight.

No

Given the costs involved I'm shocked at the lack of communication about this issue.

None keep up the good work!

Do not purchase Parasol -

What are the reasons for needing or wanting to re-locate? In addition, I miss being able to directly speak to someone in the Southwood office..

How much money was made at Diamond Peak? Where will it go?

IVGID should not be spending any more money upgrading their offices. The proposed raise for the head of IVGID should not be approved. IVGID should stop looking for ways to spend additional tax payer dollars. I am not in favor of spending tax money on bike trails at Diamond Peak. IVGID needs to be closely controlled by the tax payers - through the trustees. All agenda items which might lead to higher taxes need to be commented on, and questioned by, the tax payers. Also, all trustees must push back against all proposed tax increases.

Keep up the good work.

\$5.5 Million is outrageous and moving funds BEFORE resident agreement is a breach of confidence in the process.

\$5.5 million for IVGID Administrative Office Space is an outrageous sum of money. The fact that Trustees would even contemplate using our REC FEE to pay for Administrative Office Space is even more outrageous. As for public comments at public meetings, I would strongly urge the Board to return to the former policy of allowing public comments before and after each agenda item. Limiting the public to 3 minutes to address multiple agenda items defeats the purpose of public participation at public meetings. I would also recommend that questions raised by citizens receive answers from the Board --either at the Board meeting or by a written response that is published in the subsequent Board packet.

This survey is totally without Merit relative to the need for improvement of administrative buildings. Without more information regarding the perceived need, which I'm sure has been discussed prior to this time, one has no way of actually expressing a legitimate opinion on the subject. Barring that information, I chose to assume that discussion has been held in some forum and the board has concluded that the change is needed for legitimate reasons I providing service to get residence.

Resign and let someone who understands how to cooperatively work together take your place on the board

Transparency has not been a strength of The board but even less one of Mr Pinkerton . I get the feeling he loves spending our Money thanks Mr Dent for trying to get to the Truth

I'd like to know more about the need for new office space before giving input. I will research now

Go back to order at seven, I cannot get on the beach at all. Free people are always there they don't belong here they're not renters and the key escort man until 930 in the morning they all get in at six that's good I'll beach is back

The administrative offices provide services to IVGID's public works staff. It would be a violation of the deed restriction for IVGID's admin unit to occupy the Parasol Building. The deed restrictions expire in 10 years. Until then, Parasol should abide by its current lease or turn the building over to IVGID in consideration of taking on the maintenance costs. Public comments are being suppressed. The current rules for public comment are restrictive in that they allow the Board chair to stop comment they "think" might be untrue. What if they are wrong?

Whatever happened to upgrading the beach facilities? This is what's wrong with schools, post offices etc, Administrations take priority because they are the ones approving all of the changes. The little guy and or what really matters loses out. Tell me why we need a \$55 million dollar office building in Incline. Let's improve what we have first and start at the bottom not the top down!!!

Get the Air B and B and other renters OFF our BEACHES. They should be using the East Shore Express to SAnd Harbor. NO MORE DAY PASSES. Where is Ord7 enforcement? The Trustees and the weak GM have side stepped this issue long enough.

They look so delapidated that they might well be condemned.

IVGID does need administrative space but taking on the parasol, a building that is supposed to be used for non profit community agencies is not appropriate. Why are all these non profits leaving, Project Mana, Counseling services, sounds like poor management.

If Admin is being moved to the already existing Reynolds Building, why the 5.5 mil cost?

Questions about individual agenda items should be allowed prior to completing/deciding on that item and it seems that depending on the answer, it may generate pertinent comments that were not expressed at the beginning of the meeting. I appreciate that this may slow meetings, but it seems like pertinent comments should be shared prior to item completion/decisions.

no

Thank you Mr. Trustee for taking this initiative. I would be happy to subsidize you or other trustees in similar surveys. IVGID is being run for the benefit of the staff rather than the community. Many are hoping you can change that.

At a time when John Q. Public is "tightening their belts", why the need NOW for such an expensive upgrade/move? Is there really a need or is this just a "want"??

I'm not too sure why there is public comment, the board chair does not seem to want to listen.

I would like IVGID to look into renting office space.

What they currently have is fine.

None t this time

Perhaps the board can better articulate the need for new admin offices? Its hard to support advocating for the spend if we don't know the need/benefit. Thanks!

Get rid of the Waste Management contract !

There seem to be better options for upgrading the admin offices than the Parasol Building and should be investigated further.

comments tend to be long and rambling

I think the \$5.5M could be better spent on street repairs---especially ski way and other infrastrusture repairs

IVGID is too big. Need to cut back on spending.

Put it to a vote on a ballot

I'm sure that IVGID could upgrade their offices for much less than \$5.5M. It's upsetting to hear about how financially difficult if not impossible it will be for the non-profits in the Parasol Building to find affordable rents elsewhere in Incline. This represents a lose-lose proposition for those non-profits and the residents of Incline.

It is irresponsible not to provide ample time for comments and questions both at the beginning and ending of every meeting.

Money should be spent on upgrading and maintaining the district's current assets, and not on purchasing new facilities that will also require maintenance causing our Rec fees to increase.

No.

Waste not want not

Forget the Parasol building deal

Just because Parasol doesn't know how to manage their foundation does mean we should take them off t he hook!

If the nonprofit doesn't live up to the terms of the lease they shall return the property to IVGID. We should not but it from them.

Thank you for bringing this to my attention. Ultimately, spending \$671/parcel may make sense depending on the benefits accruing to organizational productivity, rent savings, or through the sale of the existing site they are using. But it would be nice to know that in advance.

Re public comments: I think that comments and questions for individual agenda items should be for selected items only (those where input is useful to the Trustees). There should be a separate Q&A meeting with the Trustees two or three times a year devoted 100% to Q&A on any topic raised by the public.

I think the community needs to know why IVGID needs an office upgrade. How will that improve service, increase employee satisfaction or save money in the long run?

As much transparency and inclusion of the community you serve would be very helpful. I would like to receive emails about any major proposed spending or changes and particularly emails about when meetings are and what agenda items are to be covered.

Why, do you currently have any obligations to fund the Parasol?

While the cost of moving IVGID offices may be 5:5million, wouldn't some of that cost be subsidized by rent paid by building occupants (PTCF, Shakespeare, etc.)? And wouldn't some of the cost be a wash due to the funds received by the sale of the current property? IF any of this is true, the cost per parcel owner would not be \$600+, correct? Should that be communicated?

Something is wrong if you need \$5.5 m for office remodeling. Do you have lakefront and a private beach?

Public comments should come ONLY at the end of the meeting. It sets a bad tone when people speak at the beginning.

Thanks for asking for our feedback. It's most helpful to the community.

Before the board spends \$5.5M on a new office building, please be sure there is money to cover other items already in the plan AND TO MAINTAIN AND ENHANCE BURNT CEDAR POOL. This pool is a "gem" on our little village, But it is getting old and the infrastructure needs work if not replacement. This should have a higher priority than new offices.

I do not believe that I have all the facts to comment on this. If there is a plan to move office then perhaps there are some cost savings that are not included in the material included in this Flash Vote?

If IVGID facilities need update, then I approve locating more appropriate facilities. However, something seems unusual about this arrangement regarding the Parasol foundation. IVGID trustees should be verifying this arrangement is in the best interest of the community. Parasol has a track record of not taking actions in the best interest of the community.

transparency is key

The \$5,500,000 buyout of the Parasol lease is too hard to believe. Based on the 5 year capital plan just submitted to the state, all of the excess reserves accumulated the past two years because of excellent ski conditions have been committed for various projects. If you add the Parasol purchase to the mix some planned project will have to be cut. There is a five year obligation to Parasol of over \$800,000 per year to pay the \$3,900,000 note plus interest. How could the Board even consider this when a new administration building was not even on

the five year plan.

We hadn't heard about this and quite frankly think it's absurd to spend that kind of money on 'office space' when the rest of the world is moving toward 'virtual' office space for very obvious reasons! It's a ridiculous idea. What can we do to stop the process? I also should add that the money would be better spent on bike path/ sidewalk snow removal which failed miserably last winter!!! We were forced to drive each day to Truckee and Tahoe City to walk our dogs. Apparently those 2 Cities had no trouble keeping their bike paths and trails snow free. For the amount we pay in taxes it is just despicable that our community could not even have cleaned out sidewalks because 'we had a big winter'... Now ask that question again...should we be spending 5 Million dollars on new offices? You must be joking.

time to get the costs down and square up incline resources so no big costs looming.

Need for larger ivgid admin facilities isn't clear to public. What happens to old facility? Perhaps sell for big \$\$\$? Luxury condos close to lake could be built on property. Also, I see lots of empty commercial space around town. Surely that alternative should be considered. In short, the case for the Parasol deal just hasn't been communicated well, so public feels there is something sneaky going on.

Appreciate your service and the soliciting of community feedback!

I know that the IVGID offices are cramped, but unsure if it requires a 6+ million dollar solution. Assuming homeowners will NOT be assessed for this?

IVGID : STOP WASTING MY TAX MONEY to grow your bureaucracy!!!!

We appreciate your efforts to hold down spending--live with the facilities that we have!

As a 27 year full-time resident of Incline Village, I find it extremely inappropriate and disheartening that IVGID would apply such a nonsensical term as "Zero Tolerance" to it's waste dealings with the residents who employ them. Corporate, governmental and military organizations have discarded that term as no human is perfect, thus it is an unobtainable goal. It is furthermore insulting. And lastly, it will no doubt eventually result in the residents adopting that same attitude towards IVGID and the Trustees. A truly good working relationship, one of mutual respect, gone asunder. Whose idea was that anyway?

I would love to see \*electronic\* solicitation for public comment on individual agenda items distributed ahead of each IVGID meeting. FlashVote appears to be an excellent fit for such a tool.

I believe the IV public needs more/better information regarding the NEED to relocate their offices. Perhaps an "Open House" at the current offices would provide a better awareness of office needs. Any possibility of an office wing at the Rec Center property? It seems to be a kind of "heart" to our town. Perhaps a better expenditure of \$5.5+ million. People with specific interests should be able to question/comment on their specific topic(s) at the time it occurs at public meetings.....like what happens at school board meetings. Thanks for asking!

The comments should be limited to agenda items.

With only three minutes for public comments on a very full agenda as most are there is not enough time to express opinions or question items for the entire agendas. This is especially true when there are large expenditures on the agenda.. If you look at the audience at the beginning of the meeting and then again at the end, there is a mass exodus after the first public comment as most are aware that they will not have an opportunity to express their concerns or ideas at the agenda item. So there is no incentive to stay and participate in the matters that affect their community and their money !! Public comments at the end are mostly a moot point as the agenda item has been voted on and there is no possibility to ask questions, refute statements or add input to any item during that discussion. It is a very flawed system for those who are governed to have a say in the government !

\$5.5M to bail out the Parasol foundation from their mis-steps is outrageous. Just because the Parasol foundation wasted money to build such a building Incline residents shouldn't be responsible and ultimately IVGID Admin offices should not be the nicest office building in town. I've been in the current building and it is more than adequate for its purpose. As a result of the Waste Management contract, I don't understand why all offices can't be consolidated into the Diamond Peak and Sweetwater locations.

This is a very poor survey--worded to elicit a desired response. Trustee Dent should be ashamed of himself-- he and Timmy align themselves with the Katz vocal minority in their constant attempts to bring IVGID down.

I think it is important that the residents of IVGID put trust in the General Manager and Trustees that they elected. It is not possible to agree with every decision but we, as a community, need to respect the majority.

Fire Pinkerton

More to the point, what is the cost per IGVID employee? It seems like a pretty high price tag. What improvements in services will occur due to this upgrade?

I think there is good/bad about this deal. But, since it is newer and up to standards (ada, radon, etc) it may just be in the best interest of our community. I still have some questions.

It is waist of time and money.

It's ridiculous to spend IVGID monies on office space. We have several other areas the money could and should be better spent.

This survey is a waste of time. It is inaccurate and the questions are misleading. The final data will be available at the next meeting, and I believe it will create the consensus we need to move forward.

It's unclear from question #1 what the net cost to taxpayers might be if the Parasol deal goes through. There must be some value in marketing the Southwood property. Would acquisition of excess space currently avoid planned future site expansion costs? A lot more facts need to be aired

Open government should be the rule, not the exception....

the IVGID meetings are now a joke and a complete waste of time given that comments can only be made at the beginning and end. It is basically a politburo situation now. Just lets Chair Wong and GM pinkerton collude and continue going their undemocratic way in secret. WRT the parasol purchase, that is the most nonsensical move ever. It is also quite a coincidence that one of the leading lights in Parasol has the same surname as the IVGID Finance Director..... It is past time to drain the swamp. I applaud Trustee Dent for at least making an effort to get community input

This survey is majorly skewed. No mention here of all the other options IVGID is also looking into, such as space on the Rec Center parcel. Also no mention of the radon and mold in the current building, the poor working conditions of the employees, especially those downstairs. How many years did we throw good money after bad on the old Chateau, remodeling and recarpeting and repainting. Let's not do that with this pig.

None

Do as the public tax payers desire not what the board wants that would feather their pockets

What is the reason for moving offices? What are the current offices costing, and what is the incremental cost?

Current IVGID offices seem fine to me.

Since I am not very well informed on the issues of IVGID, it's difficult to make an informed decision on these issues. Guess I should make a better effort to attend public meetings.

Nothing wrong with the current Office that can't be fixed/renovated. IVGID is not growing so why do they need a new building? You ask the staff and you'll get the answer they want you to hear. This is a complete waste of funds. We need our Trustees to stand up to Pinkerton on things like this that benefit staff and not residents.

Seems like IVGID is rushing the admin office change through way too fast. With as much money is involved, seems like there should be a more deliberative process, with better vetting of the proposal.

I'm tired of hearing about all the money IVGID wants to spend, money that property owners will be obligated to pay off for a long time. Could we please hear about how IVGID is planning on SAVING money?

Your job is to manage the facilities of the IVGID - not to spend money unnecessarily on yourselves or anything else.

I respectfully assert that the IVGID staff and elected reps are ALL TOO READY to spend other residents' \$\$..... Many of these folks do not even live in Incline.....The IVGID general manager sent his family back to the Peoples' Republic of CA. He reportedly sleeps /rents a small room.....The hypocrisy involved since he showed up is monumental!! The sad fact is that a few "influential" property owners in our town have an "agenda" based on spending their own and others \$\$\$.

Stop spending so much money. Quit trying to make Incline a tourist mecca.

IVGID needs to be more transparent in their planning any purchase or expansion over \$250,000 should be on a ballot. To be voted on by parcel owners if more administrative space is needed. Ivgid should consider streamlining it's present staff and expanding its current building.

You know management is top heavy when you spend like this for offices

If the BOT is set to purchase the building , get it properly appraised an once that is in hand, have that value tested through the 'valuation ' process. Please feel free to contact me in this regard as I have had this performed to set the proper value of real estate.

Quit spending unless provably necessary I am opposed to Parasol deal

Some information as to the "Why" IVGID is willing to spend \$5 million to simply change location would be helpful. \$5 million seems like an excessive amount to "move" locations. Moving locations doesn't benefit the residents of Incline Village - does it? You may have the cash now, but governments have been known to spend themselves broke. \$5 million is too, too much.

I think that \$830/year is plenty enough to pay by each property owner for the minimum benefits we receive.

As you well know we have an out-of-control board majority and GM that need to be reigned in. The Parasol deal is the most foolish of all.

we need to have all monetary decisions made transparently; nothing regarding financial matters should be made behind closed doors.

Have a time limit on individual questions and answers. We don't know enough about the ivgid office needs to make a decision.

Be sure to do extensive research on the true costs of this proposal

A title report and title insurance should be obtained on the Parosal building before a dime is spent on anything to do with investigating this purchase.

\$5,500,000 for a new office is absolutely outrageous! is this Washington DC?! Money better spent on: a bike track for kids (and adults), so we don't have to go to South Tahoe or Truckee where they have great facilities. a dedicated dog park, a summer activities area at Diamond Peak, ... plenty of other things before a fancy office!

Seems like a lot of money for new offices but with no knowledge of the overall budget it's hard to know if it's unreasonable.

I might be able to consider the purchase of the building if the non profit was removed and not involved in any way. Water, sewer, and recreation!

more responsiveness to the input of the citizens who own Incline Property!



The CC&Rs against the land IVGID owns underneath the Parasol building expressly prohibit use for any purpose other than park and recreational. So how can it be used as administrative offices? And since the Rec Fee is expressly adopted to make public recreational facilities and the beaches "available" for use by those PROPERTIES (rather than their owners/occupants) which are assessed, how can the Rec Fee be used to pay Parasol for the building? And why pay anything? To avoid paying property taxes on the building as its owner, Parasol has represented to the County that the building is owned by IVGID. Why then would we pay Parasol for a building IVGID ALREADY owns? This is lunacy. Finally, IVGID claims it needs 10,000 square feet for administrative office space. The Parasol building consists of over 31,500 square feet. Why are we considering purchasing over 300% of the space we arguably need with its contemporaneous higher operating and maintenance costs? Another "under-utilized" asset?

It is unclear that the price for the Parasol building is reasonable. On the open market the building has little value to anyone other than Parasol, IVGID or some other nonprofit. Given the limited market for the building, the price proposed by Parasol seems artificially inflated. IVGID should not just pay what Parasol is asking for it.

No. I do like comments at beginning and end to keep Katz and Wrights comments in check.

I strongly disagree with the move to The Parasol Building. The Parasol Building was built to house non-profits and I believe the low-cost lease was agreed upon for this express purpose. I am very concerned that in the last few years several non-profits have left the Parasol Building as it has become less than cost effective to remain. This prime Real Estate was built to house, support and and enrich non-profits, nit IVGID!

Ask for public comments when it involves significant money like this issue does.

IVGID should be more fiscally responsible. When are the Trustees and staff going to start listening and doing what the community wants? Stop wasting \$.

This flash vote content seems skewed and out of context

Actual costs will be closer to 7 million when all non-cash compensation is included.

This proposal appears to require a substantial incremental cost to parcel owner costs, relative to expenditures that clearly benefit those parcel owners. Having attended a couple of Board meetings and engaged in Flash surveys, I am surprised this is the first I have heard of the initiative. It may be that the proposal has merit, but I would suggest that it should have an airing that is as, or more, transparent than other proposed expenditures.

Transparency and communication...it's what will keep the community more accepting. Oh, and we MUST get to Ordinance 7. Once and for all, this topic must be addressed!

Each agenda item needs comments... It may slow down the process but each item needs to be addressed and concern alleviated.

Keep the offices simple and economical. No luxury building required.

The management staff of IVGID is totally corrupt. To name a few, Pinkerton & Eick should be in jail for what they have done. Trustee CPA Kendra Wong is stupid, and that's not a sexist comment; if she was a man she would still be stupid. And put Morris & Horan in the same category as Wong. Thank God for Dent & Callicrate.

A board member or staff person should respond to every public comment or question at a board meeting. Members of the public make outrageous statements that should be refuted immediately. Other times, property owners make well reasoned inquiries that go unanswered. Without open debate and discussion, the comment period is a waste of time. It is why I stopped attending BOT meetings 2 years ago. IVGID is getting terrible legal advice from their outside counsel.

IVGID needs to explain their rationale for wanting to relocate and spend our money doing it.

There are things which still need to be made public.

Stop the insane acquisition of the Parasol Building!!! This is not a part of the IVGID Master Plan, and is yet another pet "SPENDING" project by Steve Pinkerton that is not a high priority, and runs contrary to the zoning of Parasol and their lease. This is NOT to the benefit of IVGID, and the parcel owners who have entrusted our funds to the Board of Trustees!

Focus on our key assets and make them Better for homeowners, instead of fixating on tourists and how to appease them.

Thank you for getting us involved and keeping us informed who can't/don't attend the meetings!

A potential move to the Parasol building is of concern to me. It appears to expand the scope of IVGID's responsibilities, and could call into question the independence of the IVGID board and administration in the future. If IVGID is seriously considering this approach, I would expect that they thoroughly investigate Parasol's past building management, community relations, and obligations to their donors (who funded the building originally) to minimize risk to the citizens of Incline Village.

Would love an online way to make public comments about agenda topics that are coming up. Agenda would be distributed a week before the meeting in an online format, with ways to provide constructive solutions and feedback.

Is it true that the current I.V.G.I.D. offices do not meet current codes and need a major redo?

Certainly IVGID needs to give ample time to the concerns of individuals. They are a representative body. For really hot issues there should be specific times allotted for people to comment beyond the standard beginning and ending times.

I would like to understand the business reason for the admin office changes

YES - IVGID has recently devolved into a poorly run operation. I am not sure they understand how significantly they operate outside their core business. The incredible errors in the Waste Management operations, incompetent staff, trying to shut out public comment all have me seriously re-considering my residency here. I am starting to think Aaron Katz may have been on to something. With the judges decision

to fine him, it may have been an unintended SLAAP affect on IV residents. Also not a fan of new GM. He has had enough time to improve things and yet water bills are up again, and if I cut my consumption 25% in a month I can only get a \$5 (5%) reduction in my bill. IVGID needs to reduce its footprint, and start doing most things better. No new offices...what is the Sweetwater building for?

I think IVGID acquiring the Parasol building would be wonderful. This survey seems misleading as it doesn't mention that the building would also be used for youth and family and senior programs

I believe people feel shut out and unheard at the meetings. There is not enough transparency in the decision making processes.

Don't know much about need or situation, but \$5.5M is a lot of money. Might as well buy a big house!

How could it cost anywhere near \$5.5 million to move into an existing building? Seems outrageous. Could build quite a new building for that price. Very poor use of our funds. Hope this is stopped!

Public comments are somewhat meaningless. Comment/s made and then 'next'. Board might as well play games on their phones during this period.

If recreational center improvements are part of admin building then do. Rec center is way too small with way to many staff offices

In general I have to say that IVGID is out of control with spending, bringing as many tourists as possible into a small space with no parking, and making this town into a place no one wants to live anymore. Somehow they must be stopped.

I feel the. Price of the parison byielding should be negotiated down, it is 20 years old, and you are buying the restrictions on the building, that we already own the land!!

If the offices are really needed, let people know, along with plans for the old ones. Personally I don't like all of the upgrades everywhere to just replace with something newer (bathrooms at ski beach, building at DP, etc), though I'm for redoing a building when it really is time for it. But redoing it before it's time is just wasteful. Please be thrifty and wise with our tax dollars. Right now the thing that would help the most people may be working with the county to add more rock to the culverts on lower Village in order to restore the beach parking that existed there a few years ago.

I would have liked additional information about the benefits of spending \$5.5 to purchase the Reynolds vs. \$3.9 to build on the rec site - a building that could be designed specifically to meet the needs of IVGID.

WE ARE A SMALL COMMUNITY AND IT IS STARTING TO LOOK LIKE THE BUREAUCRACY AND THEIR DESIRES ARE BECOMING MORE IMPORTANT THAN THE PUBLIC NEEDS. INCLUDED IN THIS, OBSERVATION IS THE RESTRICTIVE GARBAGE SERVICE THAT IS MAKING IT DIFFICULT TO EVEN DROP OFF GARBAGE AND RECYCLING AT THE TRANSFER STATION. NEW OFFICES ARE NOT NEEDED UNTIL THE RESPONSIVENESS TO THE PUBLIC IMPROVES.

when I came to Incline 25 years ago we had much more involvement at the IVGID meetings.. Partly because of ridiculous residents this has been badly curtailed and it is not worth attending. It is sad to see what is happening but you are throwing out the little bit of wheat with all the chaff. When i see how long the meetings have become with wasted involvement i can understand it... It is sad.

Their is no rational reason to spend \$5.5million of tax payer money on a new Admin building. Have you lost your senses?

Yes, go back to kindergarten and remember when comments needed to be constructive and courteous. Make some rules and make sure you comment and actively listen and address all comments.

What are the other options for administrative offices in terms of suitability and cost? Are the current ones still available / acceptable? Closing out the public from meetings is bound to make things worse for all parties over time.

I can't believe they are considering spending \$5.5 million of our money to upgrade the administrative office. They have perfectly adequate offices not to mention an inflated staff. They are a public agency if they want to work out of a Taj Mahal spend someone else's money.

Yes, the purpose of the public comments should be on the topics on the agenda or pre-alerted topics by the public. Never should a comment insulting a particular member of the board be acceptable. If a particular grievance needs to be brought up for discussion it should be on the agenda to allow proper time for the board and audience to research the facts to provide adequate responses for the rest of the audience. The present method leaves the audience in limbo of facts and purely turns into a personality judgement of the commenting person. Even an habitual complainer can have a valid point which is often dismissed because of lack of available information from the board to the audience.

It is understandable that IVGID is hesitant to have public comments about individual agenda items, because low level politicians and secretive bureaucrats hesitate to have any opposition to their frequently silly decisions, nor do they want any attention focussed on their specific actions or motivations. The reason open meetings are legislated is specifically to prevent the waste of public resources, or sneaky behavior on the part of elected officials or their hired help. Successful and professional politicians and bureaucrats take their jobs seriously and maintain patience and an open mind while letting the public, the entire public and not just the public that agrees with them, have their say. That's democracy in action. I urge you all to start taking your jobs seriously, you have a responsibility to exercise extreme care in all of your decisions and actions.

Seems the trend is changing to more of dictatorship verses democracy. Trustees are voted in and should be representative of what the residents of Incline Village want, not what benefits the Trustees and what they want. Represent the people. Spend IVGID money as if it were your own.

is there more than one cost/budget option for rebuilding the IVGID building??

Has there been any consideration of alternative options (including costs) for administrative offices other than the Parasol building or is this another instance of single bid decision making?

We have much more important issues than the upgrade of the administrative offices.

I totally agree that the Admin offices are outdated and in need of upgrade. However, the purchasing of the Parasol building is not the right answer. It is not a sweetheart deal and benefits Parasol more than IVGID. The building is already 10+ years old and I don't believe depreciation and age of building an upcoming maintenance adequately addressed in the purchase price. Why is this not being negotiated to benefit IVGID by a 3rd party commercial broker or attorney? Why are we just accepting their offer? I have not seen that kind of due diligence and inspection reports if they exist? If independent sources valued the building at the asking price, and those documents made public, then I would not have an issue paying that amount.

There are many complicated questions about the Parasol Building, for example, who is the legal owner currently? Is it legal for IVGID to operate the building and rent to others? What are the financial reasons for moving the IVGID offices? What might be some other reasons for moving? Why does IVGID's attorney speak directly to the members of the public? Isn't he there to advise the IVGID board members? If so, he should only speak to the board members or, at their request, he could speak to members of the public, but he sometimes is running the meeting. He is not an elected official but is expensive. Sometimes it seems like the attorney is making side decisions that the IVGID board is not discussing and doesn't have on their agendas. For example, do the board members know how much time and money has been spent fighting citizen complaints? Do they know every time a complaint is filed about open meeting law violations? Do they agendize and talk about those violations?

I once went to an IVGID meeting to ask for help with WCSD and to ask you to help us, the residents, present a united front to them. I missed the public comment at the beginning by 1 minute and then sat through 3 and a half hours of meeting presentations while paying a babysitter at home for my 3 young children. After 3 1/2 hours, you were not even CLOSE to 1/2 way through your agenda... there way no way to justify me staying- and I had completely wasted my entire evening. I urge IVGID to look into other public entities to see how they run their meetings. A TIMED public question/comment per agenda item is common practice. Please reinstate.

IVGID should utilize flash vote much more to give us all a voice.

I respectfully submit that many times, the agenda items are not clear. Specifically talking about " Lease modification" without specifically talking about the huge economic impact fails to fairly allow the public to comprehend the subject matter to be discussed. I think management intentionally makes the notices vague to avoid opposition to matters that they are in support of

More generally, continue to provide unit metrics for projects. It changes the nature of the discussion when talking about if each parcel owner should be willing to invest \$671 into this office project IVGID, rather than how inflammatory it can be when discussing in gross terms like \$5.5 million. IVGID more than earns my \$671 to get the office space they need to best serve the community. Thanks

It's not clear to me that the Parasol bldg transfer would be legal per the terms of the creation and I haven't seen any alternatives discussed. is there not appropriate space for lease for the offices if they really do need to be upgraded? How does the cost of the Parasol bldg compare to building offices if that actually needs to be done? It seems expensive but if it's actually going to save us money, which is theoretically possible, then lay that case out. It seems like a giveaway to Parasol as it's been described so far.

I voted to not allow personal agenda items at the public meetings but only if there is a time and place that individual needs and comments can be heard and some record is made of them that is available to the public if requested.

I might agree with upgrading offices to a cetsin extent, but NOT at \$5.5 million! Where will the benefit be seen to the community? It seems incredibly excessive, especially when property owners are still hurting from declined market values and the economy is still recovering. Put that money into something that will help boost the economy and add value so that people are incented to live and visit IV, not just have nice offices!!

Why bail out the Parasol Bldg OWNERS? Why allow owners to take out their equity and put IVGID in debt. What about the non profit groups in bldg. Keep them? All of which goes beyond mission of IVGID. I have not heard ... in the community...one single comment in favor of acquisition of Parasol bldg. We don't have more beaches, more golf courses, more ski resorts!. Why does staff need more room.

With other boards that have 3 minute time limits, their director has never been so rude as to over talk the speaker. Generally they are polite and let the opinion be heard. Even up to a minute of patience was administered. Charwoman Wong's interruption and over-talking is rude and disrespectful.

The upgrade seems logical, but the price seems way too high.

I don't want to have to pay for IVGID to upgrade their offices.

Renegotiate WM contract, any resident presenting a picture card should be able to drop off 2 bags of trash without forfeiting their next pick up day. They currently charge everytime

IVGID has a smaller population today and fewer school age children than 10 years ago (according to GM Pinkerton). Why exactly does IVGID need more space today than it did 10 years ago. IVGID does not need new offices. If there is an estimate of what the incremental carrying cost of the new lease is I have not seen it. Put another way, how much will our yearly assessment go up?

Does IVGID own the property on Southwood Blvd which houses the administrative offices? If so, would that property be sold to help offset the cost of purchasing the Reynolds Bldg? How much more space would this offer & is there an \$ estimate to renovate the Reynolds Bldg to make it conducive to work for the administrative offices. How would the balance of \$4.20m be paid? Thank You.

Your meetings are too disruptive from a very few residents. Most of us love Incline Village and don't want to attend meetings where the same people continue to talk and are disrespectful. If there are questions or comments regarding agenda items, they should be submitted in writing and trustees can read prior to the meeting and staff can respond to questions. Aging infrastructure should be addressed before things deteriorate too much and then become very costly.

I definitely think that you should have a Q & A period after major presentations by staff or Mr. Pinkerton.

Hard to vote on the Admin office issue without knowing all the reasons for spending the \$5.5 million.

As I recall Mr. Dent you were the only board member who voted "no" to a critical piece of equipment for the waste water treatment plant. Shame on you.

Your job is fiscal responsibility NOT unhinged growth. Rein it in. Maintain what we have. Do not increase parking and use of properties. Maintain for RESIDENTS. Quite promoting growth and destroying our quiet and safe community. Stop supporting real estate agents at the price of community.

Big budget items like the administrative building purchase should be put to a community vote.

IVGID will need to spend far more than \$5.5 on the Parasol which needs updating as well as building code updating. . and deed restrictions updating. The \$5.5 is a drop in the bucket and IVGID is trying to fool the public with the awful plan. The public needs to make comments and can ask questions during their time to speak. The bot doesn't need to answer them at the time they are asked.

Way too much money to spend on an office relocation...and for what benefits? Will having new offices result in better decisions by the board? It seems like we have far bigger projects we should be spending our money on, rather than giving the board a fancier office building. Just my two cents.

Absolute waste of money to spend \$5,000,000. On an office building.

I do not think the administrative office questions are worded well, and they come off as a bit biased... where is the option of "I heard about IVGID's proposal to move the administrative offices but do not know enough about the issue to comment"? Regarding the public comment sessions, since the same 4 people come up and berate the trustees and staff every chance they get at every meeting already, I believe that you should stay focused on the issues and give yourselves a break by limiting public comment to the beginning and end of the meetings. I've worked a full 8-hour day in the office and then spent another 6 hours at an IVGID board meeting before with at least an hour of that eaten up by public comment. It's not fair to the people who have to attend and trustees aren't making good decisions when delirium sets in at midnight.

IVGID badly needs new offices - the Parasol lease modification appears to be an effective way to get them expeditiously.

Just like the last trustee election cycle, there seems to be lots of information being shared by citizens via various social media sites. And it is really hard to tell fact from fiction, in part because IVGID officials (staff and trustees) choose to NOT engage in the conversations. I think this is a mistake. The trustee meetings are NOT effective at communicating with citizens. There are LOTS of ways to improve communication, but IVGID needs to choose to engage with the citizens where and when citizens are already talking....in social media.

In my opinion I do believe IVGID needs upgraded admin offices, however, the proposed transaction regarding the Parasol Building is completely inappropriate. The building is on IVGID property and from what I understand Parasol is in default on the lease agreement with IVGID. Why is it necessary to pay Parasol \$5.5 million to vacate on a lease they've already defaulted on?

IVGID needs to use wasted space at the recreation center to meet it's office needs. Residents should not bail out Parasol.

I'm all for the move to buy parasol and increase the activity availability for the residents.

If IVGID takes the Parasol deal, IVGID is complicit in forcing Incline nonprofits (Project MANA, TFS) out. The Parasol Foundation has been horrible to local community service nonprofits.

... confused why moving to the Parasol building could cost 5.5 million dollars. How many people work in the admin office.... and what's that property worth? Now that IVGID has absolutely no responsibility for Trash/Recycling services (much to the detriment of residents), we would think there would be less congestion at the offices. That is A LOT of money per parcel!

I continue to be unhappy with how the Board of Trustees in general do not want to be questioned and too often on big items, do not seek public comment. Thank you for doing this survey.

Shocked that this was the first I have heard of this proposal.

\$5.5 million to upgrade offices seems excessive. I would prefer to see half the money go to the admin offices and half back into a community project of some sort that benefits all IVGID members. -- i.e. Rec center upgrades, beach clean ups, street clean ups. etc.

Mr. Dent, I appreciate you taking the time to find out what this property owner thinks.

While i support the notion of having proper office space, i think there are several items wrong with the current proposal. 1) the cost 2) the approach to negotiating /validating the cost, 3) the fees, 4) the charter for that building, which was not allocated for administrative space and is supposed to be used for recreation for the residents

Since IVGID already owns an admin building, wouldn't it be a better economical decision to build on that site? Then the building can be designed specifically for IVGID needs. Rather than spending more on a building that isn't perfect.

This move to another building is unnecessary and wasteful. The Parasol building has other intended purposes. I think the use/purpose has been defined and this is outside those parameters.

Seems like a lot of money to spend to move offices...

Try holding meetings on days/times when more residents can attend.

It is hard for me to assess whether IVGID needs new admin space or renovated space. There's just not enough information. It does, however, seem like the budget is far to high to spend on admin right now. What budgeted items will not be financed if this money is removed from the current (or even future) operating budget? Does IVGID need more space for admin personnel or is it needed for better electronic/other equipment? Has anyone seen the actual plan for this money? We need more information.

It seems to me, that the sales value of the Southwood tear-down property need to be determined.

