

MINUTES

January 24th 2026 11:30am – 2pm at Tito's Mexican Restaurant

LTOA ANNUAL MEMBERS MEETING

These minutes were authored by Secretary Naomi Emmerson

Guests started arriving at 11:15 am and were checked in by Treasurer Susie Ecklund and President Robin Dickinson.

In attendance: a total of 37 people attended for lunch (head count for Treasurer to pay the restaurant which in total was approximately \$1084.00)

Board Members in attendance: Robin Dickinson (President), Johnny Faerber (Vice President), Susie Ecklund (Treasurer), Naomi Emmerson (Secretary), Danielle Turner, Nichole Keefe and Jennifer Mauzy

Member Dues (\$25) were also collected for members wanting to renew. A total of \$200 was collected. There were 3 new members. (note: other renewing members did so online before.)

As guests were seated, Naomi handed out Ice-breaker Bingo cards. A buffet style Lunch of Chicken enchiladas, Mexican Rice, Ceasar Salad, a beef dish and yummy desserts provided by Danielle began at 11:30am. The Agenda's items with Robin starting the proceedings began at 12 noon.

Below are the Minutes based on the Agenda that was created to run the 2026 Annual Members meeting.

Welcome & Introductions of LTOA Board – Robin

- a) Board members were introduced later in the Agenda. Robin welcomed guests and especially new members. She introduced Randall Hoffman

ITEM 1: Q&A with Lake Mead National Park Services Reps and LMRVV rep, Randall Hoffman.

1. GM Randall has returned to LMRVV for 3days / week at LMRVV. Monday, Tuesday, Wednesday. He is also is at Temple Bar Saturday and Sunday.
2. 80 feet sewer on ???which street was repaired. They are still playing catch up with projects that have been on the books since the last government shutdown. Naomi asked if in the future better signage can be installed with these kinds of projects for road and driving safety and proper detours. Answer from Randall yes, we'll try.
3. Randall said expect continued sewer and water repairs. As well as electrical mains being repaired.
4. Kelley Conner and Nichole Williams (Acting Chief of Commercial Services) NPS arrived as LTOA's guests at 12:16pm. See their contact information at the end of the minutes.
 - (1) One of their roles/responsibilities is making sure trailers are in compliance with the Operating Standards for Trailer Villages (Long Term). 2-3 times a year, they and 2 other

employees from their department, check on trailer conditions of LMRVV. A copy of these standards can be downloaded from the www.mytrailerhood.com website.

5. Topic: A discussion about plants and bushes and who's responsibility they are: Open Q&A from guests to Randall.

(1) Q: Member: Dead Ironwood trees – who is responsible to cut them? If owner can cut them, do they need to ask for permission first?

A: Randall: if it's on your lot you are responsible – he recommends using the arborist "Davie Tree" for any large projects. They are a sub-contractor to the Park. Based in Las Vegas. Trailer owners can cut the trees down themselves, however – a word of great caution – the owner is fully responsible for any damage to LMRVV property, neighbors' properties etc.

(2) Q: Member: 1st street – 2 dead trees (from plumbing repairs damaging the roots)

A: Randall: these trees are on the to-do list – many of the trees are responsible for the plumbing issues around the Park

(3) Q: Member: Concerns about driving and lack of visibility issue at cut-off near bike path due to over grown bushes. Who is responsible?

A: Kelly and Nicole W.: That is NPS can put in a work order, but please email her with the exact issue and location.

(4) Q: Members: Discussion on potholes. Pot holes on Third Street are getting worse in front of trash can.

A: Randall: Make a specific repair request via email with location and photo. However, we're told we are not going to redo the roads – The roads are within the concessionaire area (Guest Services) so they are responsible for organizing and funding any future project. The concern is how close some plumbing is to the service that could cause more issues. They are working on a solution to get more aggressive about potholes without disturbing the plumbing

(5) Q: What about potted plants?

A: Randall and Robin: Legacy plants in pots are acceptable, but the issue with some, is the bottoms have been cut away and their roots still get into plumbing. Stick to the list of "Allowable Plants" (also on mytrailerhood.com) and don't cut the bottoms off your pots.

(6) New plants have to be approved – native trees are available at the nursery – Nursery is not open to the public. Danielle, a volunteer at the Nursery, states that those wanting plants are usually directed to Floyd Lamb Park. Nicole from Commercial Services invites us to email her to get clarity on where we can get Native plants to plant.

(7) Q: Member Charles @ 1401 – Creosote on 14th NPS – can we lop off the top? It is obstructing the view

A: Nicole W. and Randall: No. It is on NPS property, but one can email Nicole W. and make a request for the bushes to be trimmed

6. Topic: Rent increases

(1) There have been 3 increases in 3 years. Single-wide is \$600/mth. A rep from Geust Services was not in attendance to respond. However, NPS has to agree yes or no when their Concessionaire, Guest Services, makes a request to raise rents. Has this procedure happened? Nicole and Kelly did not confirm either way whether this has occurred. No one was able to definitively answer “why” they keep going up or when will they stop going up.

(2) Q: Member: Can we get forensic accounting for the LMRVV?

A: Kelly and Nicole W.: Guest Services has the numbers. One would have to ask them.

A: Randall - \$90K/mth comes in from LMRVV pad rents – out of that power bill \$30K-40K paid in electricity – Pad rent is evaluated on Competitive Market Declaration – what other parks charge in the area (comps) For example: Boulder City Campground \$915/mth).

Members argued that those parks have services, like swimming pools and Clubhouse and they are close to amenities of Boulder City. Response: We’re paying for the “Privilege” of living in a National Park.

(3) Q: Member: Can we not save money by comparing contractors and getting cheaper work to lower costs?

A: Randall: Explained in detail how the contractor bids work. Contractor dispossessory interest – Randall has to either ask approval and then gets letter and then he has to go to opportunity project – then has to turn in 3 estimates – DMI always puts in best deal – so they usually go with them. He doesn’t let his crew do that kind of work because it’s too dangerous. (note: the author of these minutes, Naomi, may not have this procedure exactly as Randall explained it, as it is quite complicated and hard to follow.

(4) Q: Member: What is the status of the tipsters and tractors? Ron – trimmings or construction – used to have access to tipsters / tractors. Other guests stated that it has been 3 years without this equipment.

A: Randall: has repaired the tractor multiple times (old lines etc) but it is still down. He has put in an order for a new tractor and it is coming. One can make requests to have LMRVV maintenance crew to come and trim plants on LMRVV property and even to have maintenance crew clear away any garden trimmings or debris that an owner has performed themselves on their own property. This is a courtesy from maintenance crew.

(5) Q: Member: Oleanders on 14th and wall came down

A: Randall: they are LMRVV responsibility. Randall confirms, and it is on his list.

(6) Q: Member: 5th street dumpster has had ocotillo branches next to it for weeks.

A: Randall: noted. They’ll take care of it.

(7) Q: Member: How do we deal with the locked Gate leading to the large item dumpsters (RV storage area)

A: Randall: People were not using the proper bins for this kind of waste so the park got fined. One needs to ask the office for the key in order to dump.

- (8) Q: Member: what about the recycling bins. Notice that the garbage trucks are picking up the garbage dumpsters AND the recycling bin at the showers mixing it all together. Is there still recycling (bottles, cans, cardboard)?

A: Randall: Boulder City sorts it all out at their depot.

- (9) Q: Member: 14th Street near corner next to Boulder Campground entrance has no doggie waste bag dispenser – can we get another one?

A: Randall: We'll make a request

7. Topic: The future of LMRVV

- (1) Cottonwood Cove – Katherine's Landing has 5 more years to leave their trailer park. LMRVV is not actively on anyone's "radar" for vacating. However, NPS wants trailer villages gone eventually (Nicole W.)

8. Final remarks:

- (1) Robin expressed that we are all glad Randall is back at LMRVV! She thanked Kelly and Nicole W. for participating.
- (2) Randall is cautiously optimistic that things will improve in the future with a new Vice President of hospitality (Rod Taylor retired) The Park will be celebrating the US's 250 year with planned events. Guests Services wants to do special events, too So stay tuned!

9. A rep from ISP (Internet) was scheduled on the agenda, but no one confirmed so there was no one from that company to talk about internet services in the park.

10. Topic: LTOA Business

- (1) Minutes from Annual Meeting - Susie moved to dispense of reading them, Jennifer 2nds – passed. They are available on mytrailerhood.com
- (2) Treasurer Report – Susie and Ron Ecklund
- (a) The printout of final financial accounts was distributed. (See the attached Addendum) \$11,270.00 is the 2025 bank balance.
- (b) Ron pointed out that membership is down. Please, invite your neighbors.
- (c) Naomi offered ideas on how to reduce expenses (Google Meet or whatsapp or other free video conferencing app to replace Zoom).
- (d) Jennifer Mauzy (1401) moved to approve the Treasurer Report, Lennette (303) 2nd – 2025 Treasurer Report passed

11. Topic: Recognition of Johnny and Sandy as longtime contributors to LTOA and the Park.

- (1) Robin said a few words and Susie presented them with beautiful cactus plant arrangements purchased by Susie.
- (2) Dedication summary:

- (a) Johnny Fearber (407) served on the Board for 15 years in different positions. He has been an owner since 2002. Was a runner and coach on the Olympic level for track. Is an avid reader. Is retired special forces.
- (b) Sandy Hug (333) has been in the park for 28 years. Originally with her late husband. She was LTOA Secretary for over 20 years. She is a retired physical education instructor. Her main residence is in Oregon. She and her dog, Daisy, lead the morning daily dog walk group (open to all members even if you don't have a dog!). She hosts community campfires at her trailer. She cooked countless Turkeys for annual Christmas Party.

12. Topic: Tech & Communication Report

- (1) Naomi, Secretary, presented a live orientation of the LTOA website for those who are not familiar with it. She used her phone broadcasted to a TV. Key features were how to create a Member login to access the members only pages (Events & News, Minutes and Resources). If you are not able to create an account, email Naomi and she will check the settings on the back end of the site to make sure permission settings are correct.

13. Topic: Presentation of Christmas Lights 2025 Winners

- (1) Naomi displayed the winners on the TV screen and presented the winners white porcelain Christmas trees and gift cards for The Bootlegger Restaurant.
- (2) The winners and Honorable mentions were chosen by the LMRVV Camp Hosts, Lisa, Paul and Joe. They were given ballots and instructions and a deadline of December 24, 2025 to cast their votes. Instructions were: "Elements to consider: 'wow' factor, brightness, number of lights, creativity of design, emotional element, uniqueness, other."
 - (a) First Place: Susan Pugh and Mike (628) Second Place: Naomi Emmerson and Jake (1504) Third Place: The Kolezars (1402).

14. Topic: Photo Contest

- (1) Naomi, Susie and Robin made a call for submissions for 2025. A deadline has not been set as of the writing of these minutes, but will be announced soon.
- (2) New rules for Photo Submissions for 2026 Contest are now in effect. Visit the Photo Contest webpage for the rules for 2026 - they mainly include a 4-category competition and all submissions MUST have been time stamped (taken) in 2026.

15. Topic: 2026 Events schedule and Recruitment for Volunteers

- (1) January - Annual Members Meeting & Lunch (Trailer Lights Competition Winners presentation) January 24, 2026
- (2) February - Chilli Cook-Off – Nichole Keefe
- (3) March - Pancake Breakfast – Naomi (later discussed and Susie and Ron will host this event at their trailer

- (4) April - Bye-Bye Birdie Party – not assigned
- (5) September - Pot Luck – not assigned
- (6) October - Bingo Night – not assigned
- (7) November - Camp Fire Cook-out – Cheryl Trotter
- (8) December – Christmas Party & Gift Exchange - 2026 Photo Contest Winner presentation)
– The Four season room will be available and hopefully the patio repaired at The Village Hall

16. Other business:

- (1) Library – Susie welcomes new titles, but requests that they are not just dropped off without her knowing. Also, that the books be in good condition with no tears or mold.

17. Topic: Announcement of Board members leaving and a call for New Board Members

*Pre-amble: As per Article IV Section 1 of the LTOA By-Laws, The LTOA Board consists of 7 voting members; 4 officers (President, Vice-President, Secretary and Treasurer) and 3 directors. NOTE: The term for each director is 2 years. The term for each officer is 1 year (IV.2). Officers are voted in by the elected directors (IV.3)

- (1) Robin Dickinson - expired term as director and president – expressed her interest in renewing for another term on the board
- (2) Johnny Faerber - expired term as director and VP – not interested in renewing
- (3) Danielle Turner - expired term as director - not interested in renewing (Danielle was not present for this segment, but she had verbally related to the Board that she was not renewing her term)
- (4) Naomi Emmerson (1504) – director term ends Jan 1 2027, Secretary term ended Jan. 2026.
- (5) Susie Ecklund (1280) – director term ends Jan 1 2027, Treasurer term ended Jan. 2026
- (6) Nichole Keefe (558) – director term ends Jan 1 2027
- (7) Jennifer Mauzy (1401) – director term ends Jan 1 2027
- (8) Susan Pugh (628) offered her interest in being considered for a 2 year term (Jan 2028)
- (9) No other nominations or Members from the floor offering interest to serve on the Board of Directors.

Result: Present Board of Directors stands and Susan Pugh joins Board with no objections from members.

Note: After meeting official adjournment, before the beginning of the Board of Directors meeting (happens every year after the members Annual meeting), Colleen Kewitt (1451) was approached and asked if she wanted to serve. She agreed.

Meeting adjourned at 2pm

Contacts from Meeting

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ADDENDUM A**Treasurer's Report**

Lakeshore Trailer owners Association Financial Statement *December 31 2025

Income:	2023	2024	2025
Member Dues	\$1480	\$1620	\$1260
Expenses:			
Christmas	\$0	\$44	\$38
Annual Meeting	\$930	\$1030	\$908
Office Supplies	\$23	\$37	\$71
Post Office Box	\$216	\$0	\$0
Web Site Fee	\$144	\$156	\$22
Zoom	\$150	\$160	\$160
Social Activities	\$151	\$346	\$346
Paypal	\$57	\$32	\$0
Total Expenses:	\$1671.00	\$1805.00	\$1545.00
Net Income/Loss	(\$191)	(\$185)	(\$285)
Balance Sheet			
Assets:			
Cash	\$1038	\$1547	\$1178
Beginning Savings	\$9811	\$10048	\$9843
Interest	\$237	\$244	\$249
Unrec'd interest		\$51	
Withdrawal		(\$500)	
Total Cash	\$11,086.00	\$11,390.00	\$11,270.00
Acc rec'ble	\$395		
Total Assets	\$11,481.00	\$11,390.00	\$11,270.00
Liability			
Prepaid Dues	\$560	\$460	\$375
Accounts Payable	\$26		
Capital	\$10,895.00	\$10,930.00	\$10,895.00
Total Assets/Liability	\$11,481.00	\$11,390.00	\$11,270.00