

APPROVED

LBEOA Community Meeting Minutes

Special Community Meeting - Not the Annual Membership Meeting

Date	May 10, 2026
Location	LBEOA campground/common area
Presiding	President Dustin
Record Status	Approved public meeting record

1. Call to Order

President Dustin called the meeting to order. It was clarified that this gathering was a special community meeting and not the annual membership meeting. Board members and enough dues-paying members were present to establish a quorum.

The meeting was called to provide property owners with updates concerning the proposed electronic gate and security-camera project, continued access to the campground and boat-launch area, Golden Mussel prevention requirements, community security, membership, and volunteer needs.

2. Proposed Gate and Security Project

Dustin reported that he had been communicating with the project manager overseeing the proposed gate and security improvements. At the time of the meeting, project funding and grants had not been finalized, a formal request for proposals had not been issued, and the gate had not been designed.

The anticipated project timeline had moved from approximately mid-June to July or August 2026, with the possibility of additional delays.

The proposed cameras were described as a way to protect approximately \$15 million in public water and wastewater infrastructure serving Lake Berryessa Estates. Possible locations included the water-treatment facilities, wastewater pond area, generators, fuel storage, and other public equipment.

Camera information could be shared with law enforcement in response to vandalism, theft, tampering with public facilities, hunting or shooting near the wastewater pond, or a threat to the public water supply.

3. Continued Property-Owner Access

The board identified protecting property owners' continued motorized access to the campground and common areas as its primary concern.

Dustin reported receiving confirmation that Lake Berryessa Estates property owners would continue to have motorized access after the proposed gate is installed. The proposed system may allow as many as 250 programmable access codes. The exact method of access - individual PIN numbers, cards, or another system - had not been decided.

Members expressed a preference for individual access codes or cards that could be deactivated if lost, transferred, or misused. The board emphasized that access commitments should be obtained in writing.

4. Golden Mussel Prevention

Holly provided background information about Golden Mussel prevention requirements at Lake Berryessa. Golden Mussels were detected in the Sacramento-San Joaquin Delta in 2024. Although they had not been detected in Lake Berryessa at the time of the meeting, agencies were taking steps to prevent their introduction.

Golden Mussels can travel between bodies of water on boats and equipment, reproduce rapidly, damage water systems and infrastructure, clog water-intake pipes, and cause serious environmental and economic damage. Lake Berryessa is considered especially vulnerable because of its proximity to affected waterways.

5. Lake Berryessa Inspection Protocol

Commercial concessions around Lake Berryessa had agreed to follow inspection, tagging, and decontamination procedures to keep their launch ramps open. Lake Berryessa Estates has been permitted to continue using its launch ramp as long as residents comply with the required protocol.

Holly explained that motorized boats must be checked through the Watercraft Inspection Database. Green trailer tags are used to show where a boat was last launched and whether it remained secured after leaving the lake.

If a boat arrives without an intact matching tag, it may be treated as having visited another body of water and may require additional inspection, quarantine, or decontamination. Fishing boats with live wells and wake boats with ballast tanks require special attention because water can remain inside their systems.

Kayaks, paddleboards, and other nonmotorized watercraft do not require trailer tags but should still be clean, drained, and dry. Residents were reminded to contact Holly before launching or removing a motorized boat so the required inspection and tagging procedures can be completed.

6. Enforcement and Community Compliance

Residents were informed that Lake Berryessa Estates had received increased attention from wardens and law-enforcement agencies because of unauthorized launching and failures to follow the inspection protocol. Holly reported that an illegally launched boat had previously been identified at the Estates ramp.

Incidents involving residents or guests bypassing the required process could jeopardize continued access for the entire community. Residents were asked to:

- Keep the campground gate closed and locked.
- Avoid sharing keys or access information.
- Never allow unauthorized visitors to use the private launch ramp.
- Contact Holly before launching or removing a motorized boat.
- Report suspected unauthorized launching.
- Cooperate respectfully with wardens and law-enforcement officers.
- Help ensure that all boats follow the required protocol.

The board emphasized that these measures are intended to protect community access and prevent closure of the launch ramp.

7. Boat-Launch Committee and Volunteers

The board discussed creating a boat-launch committee so responsibility does not fall on one person. Solano County Water Agency indicated that it may be willing to help certify selected community volunteers to perform boat inspections and attach or remove tags.

The proposed committee would coordinate launch and removal times, develop a community inspection schedule, recruit and train certified volunteers, communicate requirements, monitor compliance, and develop a formal boat-launch plan for presentation to the appropriate agencies.

Insurance, certification, training, and written agency approval would be required before the program could be implemented.

8. Member Motion

A dues-paying member made the following motion:

To authorize Dustin, Holly, and the LBEOA Board to continue working with the appropriate agencies and to keep the membership updated regarding the proposed gate, campground access, and boat-launch requirements.

The motion was seconded. A show-of-hands vote was conducted among the dues-paying members present. No opposition was recorded, and the motion passed.

9. Annual Meeting

The annual membership meeting was tentatively rescheduled for June 14, 2026, subject to final board confirmation.

The board planned to invite representatives from the agencies involved with the gate, campground access, and Golden Mussel requirements. A Zoom option was also being considered so residents and agency representatives could participate remotely. Formal notice was to be distributed after the date and details were confirmed.

10. Membership, Keys, and Access

The current locks and keys would remain in use until the annual meeting. Membership dues, new annual keys, and future access procedures would be discussed at that meeting.

Members expressed concern that some people use the campground and launch facilities without paying membership dues. It was acknowledged that LBEOA membership is voluntary, but gate security and responsible key control can help limit unauthorized access.

The board noted that membership funds may be needed for security, insurance, facility maintenance, gate and access needs, community communications, and other association expenses.

11. Holiday Security

Residents asked whether security would continue during major holiday weekends. The board stated that it intended to improve holiday security but noted that professional security services are expensive. Community members were encouraged to volunteer for security shifts.

Volunteer duties could include watching for unauthorized visitors, ensuring the gate remains locked, watching for illegal fires, reporting suspicious activity, and helping protect the campground and boat-launch area.

12. Campground Maintenance

Members discussed campground maintenance, weed removal, road conditions, and fire-hazard reduction. A community workday and additional volunteer projects were suggested. The board agreed that organized volunteers could help reduce expenses while improving the campground and common areas. Any volunteer program should consider safety and insurance requirements.

13. Community Communication

Residents were encouraged to follow LBEOA updates through the association website, Facebook, and Nextdoor. Members were asked to help contact neighbors who do not use social media.

Questions, concerns, and suggestions should be submitted in writing through the association email address so the board can maintain a record and respond appropriately.

14. Additional Community Discussion

Members discussed trespassing, unauthorized camping, theft, vandalism, and visitors receiving access from residents. The board encouraged neighbors to work together, protect private access, and report significant incidents through the proper channels.

Water-quality concerns were also raised. Residents were advised that drinking-water treatment and infrastructure questions should be directed to the appropriate water district.

15. Action Items

- Continue communicating with the agencies involved in the gate project.
- Obtain written confirmation regarding continued property-owner access.
- Confirm the proposed access-control system and number of available codes.
- Continue enforcing Golden Mussel inspection and tagging requirements.
- Develop a boat-launch committee and volunteer certification plan.
- Recruit volunteers for holiday security and campground maintenance.
- Confirm and announce the annual meeting date.
- Invite agency representatives to participate in the annual meeting.
- Continue updating residents through the website, email, and social media.
- Remind residents to keep the gate locked and report unauthorized use.

16. Adjournment

After the formal presentation and public-comment period, the meeting concluded. The adjournment time was not recorded.

Approved public copy. Informal side conversations, personal remarks, and unrelated discussion have been omitted for clarity.