

Lakeside Park Association

Meeting Minutes

October 16, 2020

5:30pm

LPA office, 4077 Pine Blvd, South Lake Tahoe, CA 96150

Attending in person: Andy Engelhardt, Haley Crummett, Nakia Foskett, Rick Lehr, Bob Hassett, Danny Olsen, Brett Taylor, Eric Pipken

Attending remotely: Judi Goddard, John Paoluccio, Craig Elliott, Harald Oyen

Approval of Agenda: Rick moved, Brett 2nd – unanimous

Approval of September 2020 Meeting Minutes: Rick moved, Danny 2nd – unanimous

OPEN SESSION

Marina Report:

Bob Hassett reported that the marina business was increased over the 2019 season. Andy asked about the future use of buoys and Bob felt he could utilize those next year if demand for marina space continues. Bob will explore the buoy option and LPA or Action Water Sports financial impact (if any), he will advise his findings at a future meeting. Brett asked about any needed repairs at the marina and Bob commented that the concrete walkway is developing a crack. He is working with John Paoluccio to evaluate the cause and will bring the matter up in future meetings if needed. Craig suggested discontinuing public boat launches next season to reduce the impact of parking and traffic in the area. Andy supported the idea and suggested Bob evaluate the idea and report back to the Board with his thoughts.

Presidents Report:

Andy conducted a presentation reviewing the purpose of LPA based on the Articles of Incorporation and By-Laws. He discussed the history of the LPA area and the current mix of Members, commercial and residential. He then conveyed how the Articles of Incorporation, By-Laws and LPA Mission Statement set the tone for the actions of the Board of Directors and in turn impact the Members by those actions. All Board Members joined in the discussion with questions and comments.

Treasurer Report:

Craig reviewed the current LPA financials including the balance sheet and budget vs. actual calculations. He also led a brief conversation regarding the 2020 contribution to the LPA reserve fund but no firm dollar amount has been made.

Operations Management Report:

Judi reported all accounts are in good standing with the exception of one property which she would review in closed session. She is still in process with the COVID-19 PPP Forgiveness Application. She has received a quote for a metal fence replacement between the Station House property and LPA for \$13,000 and waiting for other bids. She conducted a virtual meeting for the State Compensation Insurance audit and is awaiting the final report. Judi reviewed information gathered to create a 401(k) retirement plan for LPA employees. No action was required by the Board she was simply providing preliminary information so the Board was aware of the need to be compliant with the State of California requirement in the future.

Water Company Report:

Nakia reported there were no water quality issues. All regulatory reporting requirements were filed on time. She finalized the 10 year LPA ground water data report and provided the information to the Tahoe Basin Ground Water Management Plan. All backflow testing for LPA Members have been completed with the exception of one property, more details will be provided in the closed session. Rick, Andy and Brett asked questions and Nakia is in the process of revising the LPA backflow regulations. The turbidity in filter #1 has been corrected. The Chlorine Analyzer failed causing the system to be manually checked every 4 hours. The analyzer was repaired and a third party conducted calibration of the chart recorders and the analyzer. The water distribution maintenance program was completed by the employees for the 2020 season. Rick joined Nakia in the conversation to regarding utility easements in the "Triangle" area. Although an easement appears to exist, the lines need to be verified. Rick is obtaining deeds to clarify the easement descriptions. Water usage is down 33% vs. September of 2019, Nakia feels that is a reflection of the leaks that were repaired. Nakia provided rough cost estimates for the five year capital improvement plan and is meeting with an engineer to fine tune the costs. She will update as she gathers more information. The intake water pipe needs repair and will be patched by the end of the month.

General Operations Manager Assistant/Beach Manager Report:

Haley sent out blank applications to all Members on streets North of Pine Blvd. Of those, 40% have been returned. The LPA Historical Trail signage will be more than likely installed in the spring of 2021, as final approval from the City of South Laker Tahoe is still pending. Haley reviewed the beach area 5 year capital improvement plan. Craig, Rick, Andy and Brett asked questions and made comments. Haley had sent out a survey to 86 Members asking for their input on the beach and amenities and has received 11 responses to date. The 86 Members surveyed represented all LPA Members except 11 that LPA does not currently have valid email addresses. Some Members who own multiple properties only received one survey. Haley summarized some of the replies.

Misc Open Session:

Andy led a discussion to establish the 2021 Association fees structure for the LPA Membership. Both Andy and Craig reviewed costs and analysis to support the proposed increase of the base price to \$125.00. After discussion and comments by all Board Members a vote was taken to adopt the new fee.

NOTE: Approval to adopt the proposed increase of Association/Water assessment fee to a base cost of \$125.00. Rick moved the motion, Danny 2nd and the approval was unanimously adopted by the Board.

Craig led the review and discussion of the projected 2021 Member billing and implied profit allocation analysis. He provided justification of the plan and gave a brief summary of how the new billing model

would work to support beach improvement and staffing costs utilizing a mix of income from Member assessment and sales of beach access to the public. During the discussion John and Rick raised concerns over the proposed billing model and the Board Members provided input. Once questions were answered and details clarified the following vote was conducted.

NOTE: The Board of Directors moved to adopt the 2021 public beach pass rate as \$25 per adult and \$15 per child, per day. A limit of public sales will be capped at 200 admissions per day. Danny moved the motion and Rick 2nd. The motion was passed with 6 yea and 1 abstain.

NOTE: The Board of Directors moved to adopt the following 2021 beach pass Member category rates as follows;

Beach pass rate for hotel guests is \$5.00 per pass, per day.

Beach pass rate for vacation home rental guests is \$5.00 per pass, per day.

Beach pass rate for long term rental guests is \$5.00 per pass, per day.

Beach pass rate for LPA Members (residential and commercial) who exceed a number to be determined by the board guests per day is \$5.00 per person, per day.

Beach pass rate for LPA Associate Members is \$15.00 per adult, 10.00 per child, per pass, per day.

The motion was moved by Rick and 2nd by Danny. The motion was passed with 6 yea and 1 abstain.

Andy led the Board in a discussion to establish the marina slip rental Member discount for the 2021 season. After feedback from all Board Members the following vote was taken.

NOTE: The Board of Directors motion to establish and adopt the 2021 marina slip rental rate at 80% off the public rate for the first slip rented by a Member. Additional slips rented by Members do not receive, nor are eligible for a discounted rate. Brett moved the motion, Danny 2nd and the motion was passed by 6 yea and 1 abstain.

Motion to Adjourn: Rick moved, Danny 2nd – 6 yea (unanimous)

Meeting Adjourned: 9:20pm

Next Meeting: November 20, 2020