

# Lakeside Park Association

## Meeting Minutes

September 14, 2021 – 5:30pm

4077 Pine Blvd, South Lake Tahoe, CA 96150

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**Attending in Person:** Andy Engelhardt, Craig Elliott, Chet Pipkin, Nakia Foskett, Bob Hassett, Jason Crawford, Warren Rowe

**Attending Remotely:** John Paoluccio, Judi Goddard, Brett Taylor, Rick Lehr

**Approval of Agenda:** Brett move, Chet 2<sup>nd</sup> – unanimous

**Approval of August 10, 2021 Meeting Minutes:** Approval of minutes deferred until October Board meeting.

### **OPEN SESSION:**

#### **Marina Report:**

Bob Hassett followed up with City Manager Joe Irving regarding the parking concerns along Lakeshore Blvd. Joe had directed City Enforcement Services to look into the situation, but action was delayed due to the Caldor Fire. Due to the low lake level, sand is shifting on the lake bottom causing one of the docks to be resting on sand. John provided comments and Bob was hoping that the mats that are used to help mitigate the milfoil weed infestation could be moved so the sand could be cleared away from the docks. Rick asked questions and Bob suggested he would continue to monitor the situation to minimize damage to the dock and seek solutions from outside vendors to move the sand. Judi confirmed that boat slip rental forms will be mailed at the end of October. Bob is to review the marina rate structure to discuss recommendations with the Board in the future. Chet felt a rate increase may be in order to keep pace with other marinas in the area. Currently the marina remains open for refueling and launching but is not pursuing rentals because of staffing issues and the low water level. Rick commented that raising the marina rates for 2022 would be appropriate and Bob agreed. TRPA is instituting a dock and buoy fee, Jason commented the fee comes at a bad time since there is very little to no tourist activity. Bob suggested splitting the fee with LPA. Judi advised the lawn irrigation project at the marina was complete, unfortunately came in slightly over budget. There was a brief discussion about lawn growth. John asked about the walkway section that was dropping and suggested that Jason contact the contractor who did the work previously and warrantied the work. Jason said he would follow up with a call to the contractor. Bob told Andy that unresolved issues would be taken care of soon. Judi reported the insurance claim from damage to the bubble curtain as been processed and she is waiting for a check.

#### **Management Report:**

Judi discussed Sept/Oct billing will be sent out by Sept 17<sup>th</sup> and that she was waiting for Brett to create the newsletter. There are 16 accounts past due but Members are working with her to get caught up. Unused beach passes being returned for refunds are coming in. Craig made comments about auditing the refunds vs. passes sold to individual accounts and Judi replied that she and Warren are doing that task as they get passes turned back in. The new fence has been installed at the LPA office property. The State Compensation Insurance audit was completed. Organizers for the marathon contacted Judi and she inquired from the Board about the rental fee, although the organizers are not planning on using the

beach area. Rick asked questions and Andy reserved comment. The Board suggested a \$1000 fee for electricity, garbage clean up and bathroom cleaning during and after the event. Judi to contact the organizers. South Lake Tahoe authorized a traffic study at the corner of Park and Pine but did not provide a timeline. Andy directed Judi to contact the city and have the study done next July at the peak of tourist season.

### **Water Company Report:**

Nakia provided a capital improvement update and reported that all materials have been delivered for the upcoming Azure and Stateline projects. A site meeting with the contractor and engineer is scheduled for Sept 15<sup>th</sup>, with work beginning the next week. All property owners in the construction area were contacted. Nakia mentioned the project is over budget and Craig asked for details of how much over which Nakia said she would have to email budget vs. actual details as she did not have the information at hand. Craig stressed it is useful information. Chet added comments. A discussion regarding auditing process followed. Andy asked questions and Nakia discussed the status of utility easement deeds are potentially going to hold up the Stateline project and that she is working with legal counsel to rectify the situation. Chet and Craig are to review the construction contracts. Nakia said applying for a time extension for the project with TRPA may be an option. The Azure project is anticipated to take 3-4 weeks with the Stateline project to begin immediately after. One family impacted by the construction during the Stateline project is requesting that all monument (survey) markers need to be saved and incorporated into the utility easement. The Board discussed and asked questions, Nakia provided the best information she had on hand. Chet and Craig provided more thoughts on a resolution for the property owners concerns. Nakia stated that operational overview, due to the recent heavy smoke, outdoor projects performed by the water employees were very limited. There was a brief conversation about firefighter equipment in the area. Lukins and South Lake Tahoe Public Utility helped in securing passes to get employees through roadblocks during fire evacuation. Several streets have yet been surveyed for leak detection but should be completed by end of the year. Nakia installed signage at pump house area advising security camera usage, federal regulations and safety warnings for the public. Andy asked about current intake line water depth vs. lake level. John reported the current depth is 23'. Andy, Chet and Craig all felt that LPA should look at what the permit process would be to extend the intake line. Rick made comments and Craig recommended looking into the costs. Nakia introduced an invoice from the contractor for 10% of the contract for work on the Azure project. Andy and Craig shared concerns about some of the line items being billed. Nakia to address those concerns with the contractor on Sept 15.

### **Beach Report:**

Warren reported the beach has been closed for the season due to staffing, smoke and fire evacuation. Revenue came in under budget, but Warren felt assured that the beach would have exceeded budget if it wasn't for the issues noted above. Warren repeated what Judi had advised that unused beach passes were being returned for refunds. To date, he had only received one quote for repairs needed on the beach fence. He is waiting for two other companies to come out to evaluate and provide quotes. He was not sure when that will be. Andy asked about the concerns not getting the work done this year. Warren replied the fence was "wobbly" and is a safety concern. Andy asked for the Board to approve the quote that was submitted and the Board authorized voting 5- yea 1-nay. Warren continued the beach wheelchair is shipping on Oct 1. Shipping was delayed due to material shortages with the manufacturer. He then discussed a capital improvement walkway of 218' from the beach restrooms to the event area, via a roll out type mat. Andy asked questions and made comments, he also suggested attending Nevada

beach to see the mat in actual use. Warren advised all wooden benches at beach have been removed because of condition and that the bathroom floors are scheduled to be resealed this month.

**Treasurer Report:**

Chet thanked Judi for her assistance getting the current financial numbers in order. Chet commented that Warren was very helpful providing beach pass revenue. Chet predicts revenue will be under budget for the year and bank accounts will be impacted by the approved capital improvement costs. Craig asked about a pending payment to a vendor and Nakia responded she has not authorized release of the funds at this time as she is waiting for the vendor to finish certain aspects of previous work performed to her satisfaction. Craig offered suggestions and Chet asked questions of the work that was performed. Nakia described the scope of the work and the issues she is waiting to be resolved.

**Other Board Member Reports:**

Craig elected to table his meeting topic regarding beach and marina parking until a later date.

**Closed Session Topic:**

Andy updated the Board on a pending legal opinion.

**OPEN SESSION (CONT.)**

Andy asked Judi and John to discuss the event area subcommittee findings and provide their recommendations. Judi recommended that LPA contract direct with the current wedding event contractor starting in Jan 2023, that contract would be for a limited term. John agreed that working with the current contractor would be the best option, and Rick suggested a 3-year contract term, John agreed. Andy made suggestions on the best use for the event area, stating independent contractors may be intimidated. He also felt the contract should be more in control by LPA. John felt that an ambitious plan may be moving too quickly, Rick agreed. Andy and Craig felt the event area should be owned and run by LPA. Chet offered comments that LPA should be charging more based on his research and that LPA Members should get priority and receive a discounted rate. Craig agreed with Chet's concept. Brett asked if LPA would be hiring a new employee for this plan and Chet replied he felt it is possible or perhaps outsourcing may be more appropriate. John asked questions regarding fees and Judi provided some information. Rick, Craig and Andy offered extra thoughts and recommended LPA speak with current lessee to propose LPA will still work with them but that changes will be occurring. Andy and Judi to meet with current lessee to discuss.

Chet advised he is working on a possible charitable event geared for Halloween and sought LPA's participation.

**CLOSED SESSION (CONT.)**

Licensee rate discussion

Personnel discussion

**Move to Adjourn:** Rick moved, craig 2<sup>nd</sup> – unanimous

**Meeting Adjourned: 8:21pm**

**Upcoming Meeting Dates:** Oct 12, Nov 9