

# Lakeside Park Association

## Meeting minutes

November 9, 2021 – 5:31pm

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

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**Attending In Person:** Andy Engelhardt, Nakia Foskett, Warren Rowe, Danny Olsen, Bob Hassett

**Attending Remotely:** Brett Taylor, Jason Crawford, Judi Goddard, Craig Elliott, John Paoluccio, Rick Lehr, Chet pipkin

**Approval of Agenda:** Upon modification removing Event Area discussion, Brett moved, Rick 2<sup>nd</sup> – unanimous approval

**Approval of October 12, 2021 Meeting Minutes:** Rick moved, Danny 2<sup>nd</sup> – unanimous

### OPEN SESSION

#### Marina Report:

Bob summarized the tourist season at the marina saying June/July had a terrific, busy turnout, unfortunately August/September revenue was poor due to smoke and fires. Revenue was down versus 2020 and reviewed the financial data and the lease payment made to LPA. Bob discussed the proposed 2022 slip rental rates, Andy, Craig and Bob made comments about the public rates and the Board provided input. Bob felt a rate increase was justified in comparison to other facilities in the area and felt the rates were competitive. Rick asked about the percentage of use from LPA Members versus the public and a discussion followed about public supply should LPA take more slips. Judi advised she would be mailing LPA Member 2022 slip reservation forms out by the end of the week. Bob updated the Board about discussions with the city regarding parking signage around the marina area. He was advised a study would have to be completed and the results and decision would have to be made by the city council. The city employee told Bob that the survey would probably involve the entire neighborhood not the just the marina area, and as a result signage would affect the entire area, including residences and the public. Craig asked about the marina daily launching rates and proposed a \$30 launch and \$30 removal fee. Bob replied he does not want to restrict the public from access but is not opposed to raising rates. Brett asked how soon Bob needed to reply to the city regarding the parking signage issue, he felt that if a study needed to be done, it should be during the busy tourist peak season, not in the fall winter months.

#### Water Company Report:

Nakia advised the current capital improvement projects are coming to an end. She showed an example of a piece of pipe that was replaced, with the corrosion and buildup that had occurred over the years. Rick, Danny and Andy made comments. Nakia shared she is working on a new process to clean and maintain the piping system. The Azure Ave. project is completed including new shut off valves at each property. The old line has been abandoned. The waterline at the Stateline project has been installed, including the service stub outs. Nakia inquired whether LPA or the property owners should be the

responsible party doing the tie-in's to the new mainline. Andy and Craig offered thoughts that it would be preferred that LPA takes charge installing the valve and meter box. The property owner would be responsible afterwards. John added comments. Brett asked about the schedule of charges for property owners at the Stateline project and Nakia explained her table of charges, including water meter installation. Andy and Nakia reviewed the outstanding invoices for the Azure project including change orders. Andy then reviewed the invoices for the Stateline project. Nakia provided in-depth information regarding change order expenses. Water usage is down due to few people in town. Currently using South Tahoe Public Utility District intertie until November 12<sup>th</sup> to complete needed maintenance. The LPA vehicle is being repaired. Dead trees removed from water facility parking lot. Andy made comments and instructed Nakia to begin hooking on new Stateline customers.

### **Management Report:**

Judi will complete and send out November/December invoices along with the slip rental agreements. Nine accounts are currently delinquent. Very few requests for unused beach refunds. State Comp Insurance audit is complete and are waiting for a reply from the representative who told Judi he is very behind. Judi contacted Jan Brisco for any updates, no news yet. Sent out emails to Members about herbicide use in the lake. Judi brought up the 401(k) information that was sent out to the Board for review and asked for the Board to advise once a decision was made. Brett encouraged the Board to make a decision so a plan can be in place at the beginning of the year. Judi provided more details. Brett recommended forming a subcommittee to enact this benefit. Craig recommended analyzing current and previous payroll and other benefit costs and how they impact budget before moving forward. Andy asked questions, Judi and Chet added comments. Chet supported the idea of developing the plan. Brett encouraged preparing the information and Craig agreed but felt a comprehensive review needed to be conducted before decision. Craig volunteered to compile the information. Andy directed a subcommittee of Brett, Craig, Chet and himself to develop the plan of action. Rick raised concerns regarding expenses. Chet offered insight and perspective regarding the upcoming budget and proposed future capital expenses. Chet asked for Nakia and Andy to release premature capital improvement budget. Andy and Nakia added information. Craig offered thoughts, Chet replied.

### **Beach/Assistant Operations Manager Report:**

Warren asked the Board to approve the beach pass policy he presented prior to the meeting. Andy asked questions about the point of sale system. Rick asked questions and Warren added details about the system. Warren and Judi discussed the budgeted amount and Rick offered concerns about using an untested system. Judi provided more information to respond to Ricks concerns. John also raised concerns about equipment availability. Judi said she would check on component availability. Andy asked to focus on the beach policy. Danny moved to approve the policy as written and Rick 2<sup>nd</sup>. Andy opened the policy for discussion, Rick, Brett, Chet, supported the policy. John supports with comments about lost passes. Judi and Warren addressed his concerns and gave details. Judi asked the Board to confirm the pricing. Craig raised concerns that pricing should be addressed and proposed an increase in sales to \$10 per tenant/renter. Danny supported, Rick had concerns. Andy called for a vote raising the rate from \$5 to \$10 for adult and \$5 per child. The vote passed by majority, with pricing modification, 4 yes, 2 no, one Board Member was not available during the vote. After the vote, a wide ranging discussion of beach pass policy occurred.

Warren continued with his report, the sand wheelchair delivery is still pending. The bathroom floors have been sealed. He advised the water fountain is being worked on at the beach. Warren discussed working with Lyn Barnett on beach design. Brett and Craig had concerns. Warren voiced his reasoning, Craig volunteered his help. Wedding concession would like to discuss new terms with LPA. Reviewed capital improvement budget including postponing new shuttle purchase. Umbrella contractor wants to discuss future terms with Board, Andy advised he work with Judi.

**Closed Session:**

Contract review and legal opinion. Policy regarding disclosure of LPA Member information.

**Open session (cont.)**

Discussion regarding beach and marina parking. Rick and Andy added comments arguing against Craigs proposal. Judi added input. Andy continued with his opinions, Rick also provided comments.

**Motion to Adjourn:** Rick Moved, Danny 2<sup>nd</sup> – Unanimous

**Meeting Adjourned – 8:12pm**

Next regular Board meetings: Dec 14, 2021 Jan 11, 2022 Feb 8, 2022 Mar 8, 2022 April 12, 2022 May 10 2022 June 14, 2022