

Lakeside Park Association

Meeting Minutes

December 14, 2021 – 5:31pm

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

All participants attended remotely: Andy Engelhardt, Chet Pipkin, John Paoluccio, Warren Rowe, Judi Goddard, Nakia Foskett, Craig Elliott, Rick Lehr, Danny Olsen, Brett Taylor

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

Approval of November 9, 2021 Meeting Minutes: Craig moved, Brett 2nd – unanimous

MARINA REPORT

Andy led a closed session discussion regarding marina lease.

WATER COMPANY REPORT:

Nakia reported that 2021 capital improvement projects have been completed and asked the Board to authorize release of the retention payments due to the contractor. Rick supported releasing the funds, Andy asked for details and Nakia provided additional information. Craig felt there was no advantage waiting until 2022 to pay the invoices. Nakia was instructed to release the funds. She then reviewed the capital project expenses to date. She briefly discussed the LPA distribution flow data for November. She is currently seeking an individual to replace the part time water employee who has announced his retirement. Judi asked about the level of interest from the new licensees in the Stateline area to connect to the water system. Nakia said she is waiting for additional information and will update during the January meeting. Rick asked if the emergency generators were needed during the recent power outages in the area and Nakia replied they were needed for a brief time.

MANAGEMENT REPORT:

Judi reviewed her submitted report, stating the November/December billing was sent out. The water shutoff moratorium remains in place until December 31, 2021. Judi then asked the Board to advise if and when the previously proposed 3% rate increase would be placed into effect and recommended July 1, 2022. Andy opened the discussion about the rate increase and Rick provided input. Craig voiced the opinion the rate increase should take effect March 1 rather than waiting until July and made a motion to implement the Association rate increase 3% effective March 1, 2022. Chet 2nd the motion and it was passed unanimously. Judi asked Brett to include an announcement of the increase in the upcoming newsletter and he confirmed he would. Judi went on to update some new Association Members. She also advised the State Compensation Insurance audit was completed. She had contacted Jan Brisco for an update regarding pending decisions from California State Lands Commission and Jan had advised we would likely not receive any information until January. Judi provided the Board with the fees for a new reserve study, the last being completed in 2017. Brett asked why LPA would need to have a new study completed, Craig felt a new study was unnecessary. Chet agreed a new study would yield little useful information whereas Rick felt the study could shed some useful light on reserve fund needs. Craig

provided detailed thoughts on long term financial planning. Nakia added information on future capital improvement goals and how soon water line infrastructure needs to be replaced. Andy asked about comments in the previous report and Craig responded that waiting for a full water study to be completed would be appropriate. He volunteered to work with Chet to develop a 5-10 year plan analysis. Chet accepted Craigs offer. Nakia is to send out her capital improvement priority list to the entire Board for review.

GENERAL OPERATIONS ASSISTANT REPORT:

Warren reviewed his submitted report. The beach wheelchair was delivered. Beach bathroom floor resealing project was completed. He then began a discussion regarding the point of sale system and its current status advising he is still working with the consultant and is leaning to using the Korona system approved by the Board in 2021 but not purchased because of supply chain issues. Some equipment has been changed/deleted but is still being evaluated for use. He and Judi have had conversations with the event center lessees who have declined continuing a relationship with LPA after the current contract expires. Warren has been in contact with another vendor who has interest in working with LPA and will be meeting with them soon. Chet has also been in contact with someone who is interested in a wedding business relationship with LPA. Andy and Rick made comments. John asked about current contract and Rick asked about future bookings. Judi provided information, Andy added comments. Judi added more thoughts about event area improvements. Warren asked about the current event area agreement and thought it should be updated to reflect offseason events. He also advised there is interest for an event in February. Andy asked that he and Judi present ideas to the Board for consideration. He thanked Craig for input on a capital improvement plan. He felt a master plan should be developed. Andy added comments about improvements at the beach and Chet added his thoughts about utilizing funding and usage. Amenities at the beach were discussed. Brett circled back to a discussion of the POS system, the current status and plan to move forward. Warren replied he is still working with the consultant. Brett stressed that a solution needs to be found sooner than later. Judi, Warren and Andy discussed, Andy asking about equipment requirement, Brett provided more thoughts and John added his opinion regarding what information is needed. Chet asked questions and added comments he felt there were many options to achieve the needs and felt the staff should be tasked to find the right solution. John asked more questions and Judi replied. Andy, John and others continued more thoughts. Rick asked for an itemized report of status by the next meeting.

OTHER BOARD MEMBER REPORTS:

Andy opened a discussion regarding implementation of the new 401(k) benefit. Craig made a motion to implement the plan utilizing ADP as the plan provider beginning January 1, 2022, with a 3% match, elective plan. Chet 2nd. Brett added information for qualifications to participate in a Safe Harbor plan. Craig amended his motion to implement a Safe Harbor plan at a 4% match effective January 1, 2022. Chet 2nd the motion and it was passed unanimously.

Andy began a discussion regarding the previously passed motion regarding beach pass policy during the November Board meeting. Andy explained his reasoning the motion was not passed by proper procedure and offered that the Board make a motion to reconsider the vote. Brett made the motion to reconsider the motion passed in November regarding the beach pass policy and Danny 2nd the motion. Andy then opened the motion for discussion. Rick added comments with his desire to keep pricing the same as it was the previous year. Craig disagreed and felt a price increase is justified. John, felt the price

increase wasn't discussed properly and should be reconsidered. Danny felt a price increase was appropriate. Brett felt there were two separate motions and votes regarding the beach policy but Andy felt neither motion was passed by proper procedure and overrode Brett's comments. Chet supported Andy's decision. Andy continued the discussion summarizing the results of the summer season and Judi added thoughts. Andy recommended utilizing the policy that was in effect at the end of the summer season for a period of one year and then proceed to reevaluate. Rick added he feels there is not consistency in fees. Andy asked for Chet's thoughts and he felt the prices should not be raised this coming year but proposed that over time the fees should be raised. Chet made a motion to adopt the beach pass policy as written, Rick 2nd. The motion passed 5 yea, 2 nay. Andy instructed Judi and Warren to notify the Membership. Chet volunteered to write a notification for distribution to the Members to reflect current policy and notify of potential price increases. Andy agreed and authorized Chet to draft a letter.

CLOSED Session:

Rick led a discussion of pending legal issue.

OPEN SESSION (continued)

Andy started a discussion regarding wages and Craig offered thoughts that the topic does not lend itself to an open discussion. Chet felt the subcommittee should continue their work and suggested they implement any action after consensus.

TREASURER REPORT:

Chet felt overall financial status is in good shape. He recommended the budget process and approval should be conducted in December going forward. Craig and Andy added comments. He reviewed the 2022 budget status. Chet thanked Craig for his time and participation with assisting with the budget. Rick asked about deposit to the reserve account, Chet replied he felt we would not see a large deposit due to reduced annual revenue and discussed current account status. Andy added comments to Ricks question. Chet explained his feelings regarding future capital improvements costs and asked Craig for his thoughts.

Motion to Adjourn: Rick moved, Danny 2nd – unanimous.

Meeting Adjourned 7:50pm

Next meeting dates: January 11, February 8, March 8, April 12, May 10, June 14