

Lakeside Park Association

Meeting Minutes

February 16, 2022 – 5:31pm

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

Participants in Attendance at Office Location: Nakia Foskett, Rick Lehr

Participants Attending Remotely: Andy Engelhardt, Judi Goddard, Chet Pipkin Jason Crawford, Danny Olsen, Warren Rowe, Craig Elliott, Jan Brisco, John Paoluccio, Brett Taylor, Andy Boe

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

Approval of January 11, 2022 Meeting Minutes: Craig moved, Rick 2nd – unanimous

OPEN SESSION

Andy introduced Jan Brisco to the group in attendance and Jan proceeded discussing the current status of discussions with the California State Lands Commission regarding ongoing lease review and fees charged to LPA. Jan commented the State wanted to negotiate a new lease. Jan reviewed the history of the current lease and described the States position and her rebuttal to them. She listed the State employees she had last conferenced with and expanded on her position and reasoning. The State employees had viewed the LPA website and Jan had to correct some of their misunderstandings about public access to the beach area and the enhanced benefits LPA provides to the area as a whole. Jan requested more information regarding profit vs. cost to provide support for her arguments on behalf of LPA. Andy added comments and summarized historical prospective as well as pending decisions yet to be enacted. Rick asked when the State wants to have a new lease in place and provided more in-depth thoughts. Jan responded to Ricks questions and said it would be premature to discuss any change in the current lease. Chet asked questions and Jan clarified her opinion and provided in depth analysis of why she is maintaining the position she is taking on behalf of LPA. Andy made further comments regarding public beach use and/or current limitations as LPA policy. Rick asked about letting the lease expire and Jan responded. Andy directed Judi to provide detailed information to Jan as needed and reiterated the LPA Board position with agreement by Jan.

MARINA REPORT

Jason thanked the Board for their help and support during a business transition. Andy asked Jason about the impact to the marina operations by Calif State Lands Commission, Jason made comments and Rick and Craig added input. Andy and Jason agreed to work closely regarding the State lease situation. Jason continued that slips are being rented rather quickly, 16 returning Members plus two new Members. He is in the process of contacting previous renters and advising those that are on the standby list. He began a discussion regarding parking mitigation and his conversations with the City of South Lake Tahoe. The City has asked for a no parking map to be submitted for consideration. Rick asked about limiting boat launch times, Jason responded explaining previous launching issues. Chet provided comments and Jason summarized the need for the Board to decide about no parking areas for the City Council consideration.

Andy asked about marina staffing for the upcoming season and Jason replied he felt it would be fully staffed.

WATER COMPANY REPORT

Nakia provided details regarding the Stateline capital Project. She is collecting signatures from the 14 individual properties before water hookups can occur. Andy asked questions and Nakia advised she needs firm water connection fee pricing. Chet recused himself from the issue to conflict of interest and Craig volunteered to assist Nakia and Judi. The water plant heater needs repair, Nakia is making arrangements. A new part time employee has been hired to begin training for licensing as a water operator. Nakia updated the Tahoe Keys weed abatement topic that allows limited herbicide use beginning in May 2022 and approved by the Lahontan Water Board and Tahoe Regional Planning Agency. She commented that very few water purveyors participated to oppose the project. She reviewed previous months water usage and historical data.

GENERAL MANAGER REPORT

Judi reviewed Member account receivable status. She and Warren are collecting information for annual audit process stating that the auditor wanted twice the normal amount of information. The 3% Association rate increase approved previously by the Board is ready to go into effect on March 1, 2022. All Member marina slip reservation forms received were turned over to the marina lessee for processing. The Clean Lake Tahoe organization is scheduled to work in the Lakeside Beach area in April.

BEACH/OPERATIONS ASSISTANT REPORT

Warren updated the status on the new point of sale system citing that the original vendor is proving hard to work with and he is currently pursuing an alternate option. He feels positive that something will be in place. Andy pushed Warren to purchase the required items for the new system as soon as possible. Judi feels guarded about equipment availability. Andy stressed the need to have a system in place before the upcoming summer season. Warren said he will get a system in place and will provide updates. Warren then focused on the event area and his interviews with potential lessees and commented on one of the candidates were concerned about the initial start up costs, Andy disagreed with their concerns and Rick and Judi made comments. Andy provided comparison rates from other wedding vendors in the area, Judi asked questions and Andy replied. Rick made more comments about rates and how it impacts value and income and shared his concerns how the base LPA expectations were created without any hands-on experience. Andy replied to Ricks concerns. Rick then made comments about the restaurant building and its condition and then returned to the topic of the event area proposed fees and continued to share his opinions. Craig, Judi and Warren offered more thoughts and Andy directed the conversation to remain focused on making decisions by the Board so direction can be given to Judi and Warren. Andy and Rick then continued to brainstorm and discuss opinions. The topic at hand was brought back into focus by Judi who contributed her impressions regarding the event center area. Rick asked her to give her thoughts about the two proposals that were submitted, and she responded with her opinion. Warren also added his thoughts, and another brainstorming session began with many participants making comments and observations. Member Andy Boe joined the conversation and offered his opinion regarding event area activities and fees, also about parking mitigation. Judi address some of his comments. Andy asked Member Andy to please write down his thoughts and

submit them to Judi for dispersal to the whole Board. Warren asked about pricing for the July 4th holiday and Andy asked him to put together a recommendation to the Board.

TREASURER REPORT

Chet thanked Judi and Craig for their support and help with his duties. He commented the auditor wanted to increase this year's audit by a significant price but had negotiated the final price down to a more reasonable level. Chet feels LPA is in good financial shape and is looking forward to resolution to one delinquent account.

OTHER BOARD MEMBER REPORTS

Brett announced his resignation serving on the Board, pending the sale of his LPA home. Once the home closes escrow he is no longer eligible nor meets the qualifications to serve on the Board of Directors. Several Board Members made comments.

CLOSED SESSION

Delinquent account recovery discussion.

Internal Board of Director position discussion.

OPEN SESSION (CONT.)

Andy created a subcommittee with Judi, Rick and Chet as participants to explore and recommend actions for the Board to consider about the delinquent account. A brief discussion followed.

Next Scheduled Meeting: March 16, 2022

Meeting Adjourned: Rick moved, Danny 2nd – unanimous

Meeting Adjourned at 8:07pm