

Lakeside Park Association Meeting Minutes

April 20, 2022 – 5:30pm

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

Participants Attending Remotely: Andy Engelhardt, Chet Pipkin, Craig Elliott, Rick Lehr, John Paoluccio, Danny Olsen, Judi Goddard, Nakia Foskett, Warren Rowe, Jason Crawford.

LPA Member: Arleigh Hayes and Andy Boe.

Approval of Agenda: Craig moved, Danny 2nd - Unanimous.

Approval of March 16, 2022, Meeting Minutes: Rick motioned, Chet 2nd - Unanimous

OPEN SESSION:

ELECTION COMMITTEE

Andy welcomed Arleigh Hayes who submitted his candidate statement in January to join the board. The Election Committee reviewed his qualifications and determined he is qualified. Rick moved and John seconded to appoint Arleigh to fill the open position of the Board until the election on July 2, 2022. Unanimous.

MARINA REPORT

Discussion about the request from the City of SLT for a parking proposal to mitigate the trailer parking at the Marina included two maps showing existing parking restrictions and proposed parking restrictions to determine if everyone was in agreement with the proposed parking. Rick felt the members should have input on the subject and suggested a survey; results to be disclosed and reviewed at the May 2022 meeting. Craig volunteered to participate with the content of the survey to be sent along with the maps through Constant Contact to all Members. Rick motioned to have a survey completed, Craig seconded it. Unanimous.

WATER COMPANY REPORT

Nakia reported the Stateline project paperwork has been delayed due to El Dorado County's request for specific forms from the Notaries of the documents submitted. She has been working with Pace Engineering on the Water Model to make sure we have all our infrastructure identified and correctly included in the model for accuracy. Operationally, everything is operating well. The March water production for March is in line with February usage. Nakia reached out to TRPA as well as El Dorado Irrigation District who might have resources available to have the online instrumentation for getting the parameters for herbicides in water. In addition to some other water companies as well as the Division of Drinking Water. Renting is an option as well which she is researching. If unable to utilize the online instrumentation, Nakia stated grab samples could be taken and sent to the lab which could be part of our monitoring plan while they are doing this process. Nakia is also working on getting the MOU for LPA through TRPA for our maintenance projects. Other water providers have an MOU that allows them to do their projects without having to obtain permits. Nakia reported our intake line was inspected and cleaned; no defects to report, everything looks good. Andy asked about the water sample submission at the Water Expo. Nakia confirmed we are submitting our water for the taste test competition. Chet asked what the next steps are for the Stateline project. Nakia replied the documents need to be recorded once she has collected the notary forms requested in addition to one more signature from the State for formalization, so we have our water rights updated.

MANAGEMENT REPORT

Judi reported six properties have either already sold or are in Escrow so far in 2022. In 2021 seven total for the year. The auditors have all the information requested and we are no waiting on results. Brett Taylor, LPA's former Board Secretary, was the Executive Administrator with ADP for our 401K and someone will need to replace him. Rick volunteered and Andy agreed to make it a Vice Presidential function. Clean Up The Lake organization has Lakeside Beach on schedule for the end of April, weather permitting. A letter has been drafted to be sent to the current managers of the restaurant regarding the end of their contract which Judi advised was reviewed by legal counsel. She asked if the board approved or had any input.

Andy advised unless anyone had any to add send as is. Judi worked with John in ordering the replacement tubing for the bubble curtain which will be stored at the Marina until the lake level is up high enough for installation. Andy asked about the ruler that we are to install at the entrance to the marina. John said he would send Judi a link and he and he will work with his divers to get it attached to the wall.

BEACH/OPERATIONS ASSISTANT REPORT

Warren reported the new POS system is moving right along. The chair/umbrella contract discussions with the current vendor who is not in agreement with LPA. In closing George, is out after the 2022 season. Andy stated a business plan on how it can be operated need to be put together. Direction of 4th of July public access and gate prices was brought up next. After much discussion, a motion was made by Rick Lehr to have the 4th of July closed to the public for that day. Chet seconded the motion. Andy then concluded there was no need for a permit for street closure due to no public access. Craig disagreed. Warren moved on to the choice of Vendor for the LPA Event Area to be made. Andy noted that Lace and Willow's proposal was not in compliance with LPA pricing request. Blue Sky was fully compliant with LPA pricing. The decision was made to move forward with drafting a contract with Blue Sky.

TREASURER REPORT

Chet reported that from an operating standpoint, we're tracking close to budget. From a Balance Sheet standpoint, with the extensive capital improvement work we did in 2021 cash is down by about a half a million dollars as expected year over year. He then thanked Craig and Judi for their work with the audit as well as noted visibility has been given to Judi to the Wells Fargo reserve account.

OTHER BOARD MEMBER REPORTS

Subcommittee meeting conclusions: 1) Yes, continue food and drink service. 2) Membership only, feel it is too early for this, not enough financial information. 3) Keep menu items simple. 4) Allow public however not make that the primary focus. The decision needs to be made how it should be run. Andy advised he had spoken to someone who runs some beach restaurants and ask them about closing off the public and he felt it would cost our membership money. Craig suggested perhaps the membership should be included in the decision as was suggested for the parking permits. After some discussion Craig noted the water assessments were never enough for processing and distributing water and establishing capital reserve. Andy concluded everyone should reach out to their networks. Discussion moved on to the to increase water assessments, including the first unit included in base membership, by three percent every year over some number of years. Andy acknowledged that we must recognize what our shortfall is to our fee structure. Andy supports 3% increase over however many years. Craig advised with the 3% increase a year we would only have to sell 100 beach passes to the public per day to make up the cost difference shortfall. This would continue through 2033 as well as public sales on the beach. We also would continue to have the contract in place relating to the Marina until 2033 in addition to the \$100K paid per year to the Plant loan which will be paid off in 2033. This is a path to where LPA is no longer reliant on public sales period. Andy has asked Judi to see what STPUD is forecasting for raising fees and for Chet's opinion. Chet advised he was generally in line with Craig's foundational comments although concerned 3% is going to be enough to accomplish what it is we're hoping to accomplish. Craig stated he is not opposed to the daily sales at the beach to the extent that they're necessary to supplement in the short term the financial impact to all our members; not being a part of our long-term methodology. Andy concluded with wanting to bring it back up at the next board meeting. He feels we do have to do something about the fee structure and be comfortable with what needs to be done and how it impacts the business. He would like more time to understand the multifaceted issues and perhaps meet with the Treasurer to help understand. He asked if anyone disagreed with tabling until next meeting. No objections.

Next Scheduled Meeting: May 15th, June 16th, August 17th, September 21st

Annual Meeting: July 2nd at 10:00 am.

Meeting Adjourned: Rick motioned; Craig seconded - unanimous

Meeting Adjourned at 7:50 pm