Lakeside Park Association
2022 Annual Member Meeting Minutes

July 2, 2022

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

Meeting called to order by President Andy Engelhardt - 10:10am

Persons Attending: Andy Engelhardt, Rick Lehr, John Paoluccio, Chet Pipkin, Danny Olsen, Craig Elliott, Arleigh Hayes, Judi Goddard, Nakia Foskett, Warren Rowe, Tom Burke, Danny O'Looney, Beverly Peterson, Bary Siegel, Adrienne Talco, Woody Miller, Julie Turner, Ed Sheppie and Ed Mosur (on behalf of Fong)

Introduction of all members and staff: President Andy Engelhardt welcomed everyone and thanked them for attending. He introduced himself followed by board menbers, staff, and attending property owner members introducing themselves.

2021 Annual Meeting Minutes Approval: The 2021 minutes were approved unanimously.

Appointment of Ballot Counting Committee: Rick Lehr, Board Member, Ed Sheppie, Member, and Judi Goddard, Team Member, volunteered to unseal and count ballots that had been submitted by mail, or deposited at the LPA office.

Agenda Approval: At the request of an attending member, a **Member Comments** item was added. The agenda was modified to add this item and was approved unanimously.

Member Comments: Julie Turner, property owner, requested to address the board. She expressed concern about signing the membership application that contains language authorizing LPA to lien a property for failure to pay association dues. Andy Engelhardt advised her questions and those of her husband that had been communicated verbally had be sent to an outside attorney for opinion. The response has no yet been received. Andy again requested that the property owner submit, in writing, their concerns. LPA will submit the written questions to the outside attorney for opinion. He further explained that the membership application was prepared by an attorney, and has been reviewed to insure that it conforms with the law and is permitted under the by-laws of the corporation. He further stated that the membership application is essential to protect the Association from financial loss, and that all but a handful of members had submitted their applications. Members that do not sign the membership agreement will not be issued beach passes or be allowed to vote. Andy and Chet both said that they had signed and hoped all property owners would embrace the need for the membership application.

President's Statement: Andy Engelhardt expressed appreciation for the dedicated effort by the LPA staff, and the contributions of the board members, that resulted in a successful operational year. As a result of property ownership changes we have nine new member since last year's meeting. He advised that a number of important issues were being addressed by the board and staff that will effect operations in 2023. Current contracts with vendors operating the beach restaurant, beach accessories (umbrellas, etc) and the beach wedding venue, are all expiring and proposals for 2023 and beyond were being solicited from interested vendors. The current contractors have said they would not be competing for the new contracts. Prior contracts were not favorable for LPA. Andy advised that new contracts would be more favorable for the LPA membership.
In an effort to improve the 4th of July experience for the membership, no beach passes will be sold to the public for the day. Also, auto traffic would be restricted north of Pine Blvd for the day. Attending members applauded this action that will keep our beach access private for the 4th. and will reduce traffic congestion in the beach area.

Operations Management Report:
Judi Goddard, General Operations Manager, reported that general operations were going smoothly in all departments, and that we are fully staffed with the exception of a licensed Water Plant Operator to assist Nakia Foskett, Water Manager. She added that the following improvements have been completed since the 2021 report. First additional Security Cameras have been installed, a bubble curtain at the Marina was installed, a bear box was installed at the beach entrance and the new POS beach pass system is operational.
The 2021 Audit has been completed, however the results are not yet available. The Financials will be provided to members upon request when they received from our auditor. Membership Assessment increase previously scheduled were put on hold until 2022. Properties impacted by Measure T have either sold or changed the use of their property. Properties financially impacted by COVID-19 have entered into a payment plan agreement.

Beach Report:
Warren Rowe, who was a beach gate attendant last year, accepted a full-time position as General Operations Assistant/Beach Manager in September after the previous person resigned just as the season was underway.
Warren reported that the Point Of Sale system at the beach entrance was up and running smoothly. He further advised that sufficient staff was on board for the season and that contract negotiations with a new wedding venue vendor are progressing. The promised beach wheel chair has arrived, and is available for members and guests to use. The beach shuttle is operating when licensed drivers are available.

Marina Report: Jason Crawford, Marina Manager, advised that harbor operations were mostly normal. However, the low water level is limiting launching to boats under 26' in length.

Water Management Report:
Nakia Foskett, Water Manager, reported that the effort to hire a licensed Water Plant Operator continues and she has posted the job on various web sites. The capital improvement project to replace the main water pipe on Azure Ave has been completed, and looped around to the Greenwood line, to create a continuous flow system which is a major operational improvement. The Stateline Avenue extension is complete, and document sign-off is progressing so that licensee customers can be connected. Connection fees for the licensees will offset the cost of extending water lines to their properties. The test use of herbicides to control invasive vegetation at Tahoe Keys is underway. We are taking periodic water samples from our lake in-take to determine if lake water is being contaminated by the use of herbicides. At the present time no issues have been reported. The water plant is functioning well, and is being maintained within established budgets.

Treasurer Report/Summary:
Chet Pipkin, Treasurer, congratulated the LPA management staff, and the board for the good operational and financial results. LPA generated approximately $1.3 million in income in the past year of which 50% came from membership fees and the balance from beach and harbor revenue. He pointed out that without the beach and harbor revenue our membership assessment would be much higher. He added that the balance sheet is in good shape, and that operations were, for the most part, in budget. He reported that the loan to build the water treatment plant will be paid off in approximately 10 years. The reserve accounts are on target to deal with any unexpected capital requirement issues going forward. Chet was particularly thankful for Craig Elliott's and Judi Goddard's efforts over the past several years as they refined and re-structured a solid financial system for LPA.

Election Results:
Andy announced that Craig Elliott and Arleigh Hayes were elected to three year terms. He thanked Woody Miller for being a candidate and hoped he would be available to help in the future.

Meeting Adjourned:
The meeting was adjourned with an unanimous vote at 11:50 am.

Following the Annual Member Meeting:
The board of Directors met to elect officers for the coming year.

Election of Officers:
Andy Engelhardt was elected President
Rick Lehr was elected Vice President
Chet Pipkin was elected Treasurer
Arleigh Hayes was elected Secretary

Submitted by: Arleigh Hayes, Secretary, LPA