Lakeside Park Association
Board of Directors Meeting Minutes
October 19, 2022

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

President, Andy Engelhardt, called the meeting to order at 5:30pm on October 19, 2022. Present in person were Andy Engelhardt, Arleigh Hayes, Nakia Foskett and Jason Crawford. Present via phone/video were Chet Pipkin, Rick Lehr, Craig Elliott, Judi Goddard, John Paoluccio and Julie Turner.

Agenda Approval
The agenda was reviewed and approved as submitted with no objections.

August Meeting Minutes Approval
September 21, 2022 meeting minutes were approved as submitted without objection.

Member Comment
Julie Turner expressed frustration that the organizers of the Marathon event did not respect the private property that exists between Lakeshore and Sunrise. Andy explained that LPA does not have the ability to control what occurs on City Streets. He added that complaints need to be brought to the attention of the City by the citizens, and that attending council meetings is an effective way to address troubling issues.

Marina Report
Jason said that daily operations at the Harbor will continue until October 20, 2022. The balance of the month will be cleanup and seasonal shutdown. Jason advised that 2023 slip and buoy rental rates have been sent out. They represent an approximate 14.5% increase over 2022 rates, however the rates remain below what Timber Cove and the Keys charged in 2022. Member discounts remain at 80%. Rick Lehr made a motion to accept the Rates as submitted, Arleigh seconded and the motion was approved. The harbor entry depth rulers have been received and will be installed using magnets that John Paoluccio is providing.

Water Company Report
Nakia requested that some of the unspent 2022 Capital Budget be re-allocated to purchase and install a new automatic generator transfer switch. The present switch failed to work properly during the recent brown out event. This is a major safety issue and needs to be addressed on an emergency basis. Minden Electric was the only bidder to her request for quotes to replace the switch. They quoted installation at not to exceed $3500. The price of the switch is $7700. Nakia was instructed to proceed immediately with buying the switch and getting it installed. She also advised that a recent assessment, by Cashman Power Solutions, of our two standby generators revealed the need to replace a variety of hose parts and the block heater. They proposed a four year maintenance contract to keep the generators serviced and operational. The annual cost would be $5241. The cost of the contract would become part of the Water Company operating budget and Nakia would have to work that into her 2023

budget. The board agreed that having a maintenance contract in place was a good idea and that she should proceed.

The Chateau has contacted us about water availability for construction work at the hole in the ground site. We have no specific information about what is happening there.

The first client for the Stateline private road line is now hooked up, inspected, operational and reportedly very happy. We are awaiting calls from the other residences to tie into the new main. Meters are in stock and ready to go.

Water production was 5.7MG or 17% less than the 4 year average that still includes the leaks that were repaired in 2019. Water production was .8MG less than August.

We continue to test for Triclopyr and Endothall, that was used in the Keys for weed control. To date, tests for these chemicals has been undetectable, a very good result.

Year one of the Keys Project has been completed and the final report is due before the end of the year. Chemical treatments are not in the plan for years two and three of the project.

Senate bill 553 has gone into effect and impacts small water companies, like LPA, especially because of the extended drought conditions in the State. We have in place a current mutual support agreement as part of the Tahoe Water Companies Association. Nakia is recommending that LPA join the CalWarn program which is a state wide mutual support program in cases of disasters. There is no cost to LPA to be in the association, but it would enable LPA to seek out emergency support from other members of the association. It was concluded that it would be a good thing to become a member of the CalWarn association so Craig Elliott and Nakia will submit the CalWarn agreement documents to our attorneys for review with the understanding that CalWarn documents cannot be changed or altered. Rather we just want bo be sure there is no potential liability to LPA before becoming a member of this association.

Management Report

LPA Office

Judi reported that we have only four delinquent accounts presently. One is making agreed upon payments, one is due to credit card fee and two are due to beach passes.

We have reached out to McClintock Accounting to be considered a replacement for MUN CPA's that has advised us they will no longer be able to service our account. McClintock requested our audited financial statements, last year tax return and recent unaudited statements for the current year to determine if they want to proceed with a formal proposal to become our accounting firm. Chet and Craig suggested that if we receive a proposal from McClintock, we should then compare it to MUN's last proposed annual cost and then proceed to negotiate with MUN to continue to service our account if possible since they know and understand our systems and have served us well over the past years.

Beach

Judi and Andy met with Ben Fagan and Natalia Wieczorek, of Ben Fagan Designs to understand options for improving the restaurant building at the beach. In summary they recommended that we define what we want in precise terms within an overall plan and then work with TRPA to determine what we can, in fact, accomplish. They outlined a number of

items that need to be addressed in emails that are on file in the office. In a further meeting with Lyn Barnett at WPA he confirmed that the best course of action would be to outline for him exactly what we want to do in order to open for business in 2023 and he would assist us in getting approval from TRPA for that to happen. Judi and Andy are proceeding accordingly. It would appear that only minor building improvements will be possible before the 2023 season opens.

Our insurance claim for the damage to the fence at the beach he has been closed and we have the check from the insurance company.

A discussion about deep cleaning the beach was started after Andy cited an article he read in the local paper. He wondered if we should consider hearing from the company that provides this service or if we should equip our beach vehicle with a deep cleaning attachment. Craig said that the company that provides this service would like to make a presentation to the board about their services and the benefits to the beach. John reminded us that he sent information about the deep cleaning vehicle attachment to Judi and Warren for consideration to purchase so we could do the deep cleaning ourselves. Warren advised that he had the information but had not pursued it further because our beach vehicle is already in winter storage in Gardnerville. Andy suggested that if we want to pursue hiring the service or buying equipment to it ourselves then it needs to be budgeted for 2023. The consensus was that deep cleaning the beach was a good idea.

Beach Report

Warren reported that the Shuttle and the UTV have been moved to Winter Storage in Gardnerville. He said he and Judi are is still researching umbrellas, chairs and lounges for next season.

The interior walls of the restrooms need repainting and quotes are expected shortly. The beach gate lock was vandalized and does not currently latch. Repairs to the lock are under way, in the mean time security has been advised to watch the beach closely in the evenings.

We met with Joe Z and balanced the POS Financials for the 2022 seas. There were a few issues but in balance LPA came out ahead. The POS system is ready for the 2023 season.The final draft contract for Blue Sky Events was forwarded to them for review and approval. They returned a “red lined” copy with changes their attorney would like to see made. Our attorneys are currently reviewing the proposed changes and will have a response shortly. We expect a finalized acceptable agreement with Blue Sky will be reached.

Treasurers Report

Chet Pipkin advised that the Association continues to benefit from good planning and execution by the Board and Staff. Income is running slightly ahead of budget and expenses are below budget at the moment. Payment of the note for the Plant and for the Marina improvement will be journal entries at the end of the year. Balance sheet remains strong, Budgeting for 2023 will get underway earlier this year so we can start the year with an completed budget in place.

City Easement Request

The city advised that our requested alterations to the easement location and size were not acceptable to the City. Therefore, considering that our quiet title is being held up until the easement is settled, Andy, advised that we will tell our Attorney to move forward with the City

so we can resolve the title issue which is very important to LPA. There were no objections by the Board to moving ahead with the City to grant the easement.

Closed Session

The Restaurant Committee provided and update on the negotiations with the selected candidate and advised that there is likely an agreement possible so that operations can be resumed for our 2023 season. Chet suggested it was time to start drafting an agreement and that many of our desires are already assured based on discussions so far. Andy asked that the board members provide input so that we make sure we cover all the critical elements in the negotiations.

Andy advised that the next Board Meeting would be on November 16th at the LPA offices beginning at 5:30pm PST.

Motion to Adjourn

Rick Lehr made the motion that the meeting be adjourned, Arleigh seconded and the motion passed with out objection at 6:43pm.

Submitted by:
Arleigh Hayes, Secretary
Lakeside Park Association