Lakeside Park Association
Board of Directors Meeting Minutes
November 16, 2022

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

President, Andy Engelhardt, called the meeting to order at 5:30pm on November 16, 2022. Present in person were Andy Engelhardt, Nakia Foskett and Chet Pipkin. Present via phone/video were Rick Lehr, Judi Goddard, Warren Rowe, and John Paoluccio.

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

October Meeting Minutes Approval
October 19, 2022 meeting minutes were approved as submitted without objection.

Marina Report
Jason was traveling but submitted the financial results for the 2022 season. Total rents paid to LPA for the Harbor and Moorings was $330,769. Inventive Resources Inc. provided a preliminary estimate for the cost of a UV Treatment device ($24,000) that could be operated by the Harbor staff to control weed growth in the Harbor for the 2023 season. Treatment during 2022 was covered under a contract between IRI and TRPA. The board determined that weed control in the Harbor and the beach is essential and LPA should budget for the expense for 2023 and beyond. John Paoluccio will be investigating the possibility for TRPA to share some costs. IRI will be presenting a specific proposal to the LPA when costs are determined.

Water Company Report
Nakia advised that Filter Media Replacement capital would be deferred into the 2023 budget year as well as the installation of the Automatic Transfer switch. Nakia is reaching out to electricians for quotes to install the switch. Minden Electric is the only bidder so far and she wants additional bids before committing to the installation. The switch has been received and is ready for installation. Chet Pipkin gave her the name of a firm he was

familiar with, that could be a potential bidder. The Pine Blvd Loop project will also be deferred to the 2023 capital budget. The Engineering study/Water model is moving forward. October water production was 4.5MG, a 14% increase from the previous 4 yr average, but 1.1 MG lower that September 2022 production. Testing for Herbicides has been completed for the year with no chemicals detectible. Nakia also reported that the Cal Mutual Conference, that she attended, in October was a valuable experience. Guest speakers addressed issues like climate change and the impact of ongoing droughts. It was suggested that Nakia investigate the possibility that the LPA Water company might qualify for State grant money to be used for Capital Improvement projects. Funds are available to companies that service the lower median income communities. Since LPA is within the The City of South Lake Tahoe that has been identified as a community that qualifies for this designation, LPA should seek the funds for the two standby generators that are scheduled to be replaced in 2026.

Management Report

LPA Office

Judi reported that we have only three delinquent accounts presently. One is making agreed upon payments, one is due to a credit card fee and one is due to non-payment of beach passes. Requested materials were sent to McClintock Accounting for them to evaluate the potential to become our CPA firm. Following up, they have advised that they are in the process of evaluating if they will be providing us a proposal.

Beach Restaurant

Judi and Andy met with Mike of Abler Construction to discuss desired changes to the Restaurant building. He suggested that we move forward in phases. Phase one would be focused on issues needed to be addressed before season opening in 2023. Phase two would include more significant modifications and potential expansion. Mike requested a list if the Phase one items. Andy started the list with leveling pavers on the north end to the fence as a safety improvement and enclosing the breezeway to increase useable floor space. Rick added that eliminating redundant equipment would be a great improvement to enlarge the available work space in the building. Input from Tahoe Stewarts LLC (proposed restaurant operator) will be essential before any work is undertaken. At a meeting with Lyn Barnett and Jesse Walker at the office of Wells Barnett Associates they said step one in the Phase Two work will be a simple architectural drawing of the existing building and the proposed changes as viewed from the Lake. Any

increase in the visible mass of the building will most likely require a comprehensive shoreline review of Lakeside Beach and Marina. Ben Fagan Design has agreed to provide the needed drawing. Lyn Barnett recommended that any action be placed on hold until the Quiet Title action has been completed. This is most likely to happen in the first quarter of 2023 since all interested parties have already filed a disclaimer of interest or have indicated that they will do so. The court would then be able to approve the consolidation of the two property parcels involved. Eco Clean Solutions provided a proposal for deep cleaning the beach. It is a costly process and the Board felt we needed to address other more pressing issues with the available funds. Jan Brisco advised that CSLC will likely be re-engaging in late December. We can expect an update in January and will follow up as needed,

Beach Report

Warren advised that we have decided on the new beach chairs, umbrellas and lounges for 2023 and beyond. Samples of the new equipment have been received and approved. An order has been placed and will be paid for out of 2022 funds. An additional order for Tables and Benches will be placed for delivery in 2023 and will be part of our 2023 budget. The vendor has agreed to store the Chairs, lounges and umbrellas in their warehouse over the winter there by saving us the storage costs until the 2023 season begins. The Beach gate lock has been repaired. We are still looking for someone to complete the repair and re-painting of the interior walls of the restroom building. A new cleaning rake has been purchased for our Beach grooming system. The new rake cleans to a depth of 3" and has a following catcher that enables debris to be captured and disposed of as opposed to just spreading in around. There is also a 25 gallon water tank with sprayer that will be used to suppress dust during the raking process. Blue Sky Events is anxious to receive the final contract from our attorney. There is agreement on most all issues and Blue Sky needs the contract so they can proceed with contracting interested parties that are attempting to schedule events in 2023. Warren will be in immediate contact with the attorney to get the contract finalized and signed.

Treasurers Report

Chet Pipkin advised that financial results are ahead of budget and that cash balances are now higher with the receipt of rental funds from the Marina. The Balance sheet is really strong reflecting the good management of the

staff and board. Preliminary budgets for all operations have been completed and are being reviewed. It is expected that final budgets will be ready for board approval at the December Board Meeting. This is an excellent outcome and will enable us to start the year with all budgets in place by January 1,2023.

Andy advised that the next Board Meeting would be on December 21st at the LPA offices beginning at 5:30pm PST.

Motion to Adjourn

Chet Pipkin made the motion that the meeting be adjourned, Rick seconded and the motion passed with out objection at 7:04 pm.

Submitted by:
Arleigh Hayes, Secretary
Lakeside Park Association