Lakeside Park Association
Board of Directors Meeting Minutes
December 21, 2022

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

President, Andy Engelhardt, called the meeting to order at 5:30pm on December 21, 2022. Present in person were Nakia Foskett and Craig Elliott. Present via phone/video were Andy Engelhardt, Rick Lehr, Arleigh Hayes, John Paoluccio, Danny Olsen, Judi Goddard, and Warren Rowe.

Agenda Approval
The agenda was reviewed and approved with the addition of an update of the “Quiet Title” legal proceedings.

November Meeting Minutes Approval
November 16, 2022, meeting minutes were approved as submitted without objection.

Marina Report
Jason advised that the Lake Tahoe “Clean up the Lake” crew was using Lakeside Marina as a base of operations while they were completing their work along the south shore. LPA contributes to the “Clean up the Lake” campaign as well as donating the Marina facility to support this community environmental effort. Rick Lehr suggested that all the efforts that Lakeside is undertaking to support “Clean up the Lake” be documented and communicated to Jan Brisco to ensure we get favorable consideration from the State Lands Department. Jason also reported that representatives of TRPA and the United States Department of Fish and Wildlife visited Lakeside Marina. They are evaluating various Marinas as candidates for modification from fixed infrastructure to floating infrastructure which is more friendly to the Lake. If Lakeside Marina is selected, then they will acquire agency funds to complete a feasible study.

Water Company Report
Nakia noted that some of the protective buoys for the intake line have moved. Heavier, more permanent anchors may be needed to keep the

buoys properly located. Jason advised that he has kept a zodiac available at the marina and would assist with the evaluation. Nakia said that 2022 Cap X projects for the Filter Media and Transfer Switch would be deferred to 2023. The Westec Filter Company visited LPA Water Co. during the month and provided some free training and evaluation of procedures. They were very helpful with getting one of our valves improved and suggesting some operational modifications. As a result, we are saving us about 9000 gals of water per month and reducing the frequency of back washing the filters, which extends their useful lives. The Base Camp hotel reported a leak and our investigation found a leaking valve that we had no previous record of. The valve was successfully repaired which stopped the leak and we installed a new LPA valve in the line so we have shut off capability. The major storm in December caused electrical outages forcing our generators into action. Thankfully, they worked perfectly for the approximate 36hours we were without electricity. The entire LPA Water Co. team worked through he emergency, flawlessly and unselfishly, being on site at all hours to keep the generators fueled, downed trees cleared and service maintained. We owe them all a debt of gratitude for their commitment and efforts during this situation. The lessons learned from this emergency will be reflected in our contingency plans going forward.

Management Report

LPA Office

Judi advised that there were eight residential member changes and one commercial change completed during 2022. November/December assessment billings were mailed, and Quickbooks has been updated with the new 2023 assessment billing 4% increased rates. Budget data has been updated in preparation for board approval of the 2023 operating budget at this meeting. To date, no new accounting firm has been located. Chet suggested that, with board approval, he would reach out to our former accounting firm and see if he could negotiate a deal that would restore the relationship so that they would continue to be our outside accounting firm. The board approved the motion to authorize Chet to make the effort. The equipment for the beach operations (Chairs, Umbrellas and Lounges) has been purchased and is being stored by the seller until spring at no charge. Judi and Andy have been working with Wells Fargo to use accumulated points on the Wells Fargo credit card showing on statement however not in the WFB Rewards Points system. Despite the recent problems with rewards points, Judi advised that Wells Fargo has been OK to work with on Checking and Savings accounts which the credit card is not linked to. Part

of the solution is to add Judi as a signer to the bank account to allow WFB representatives to speak with her directly, not requiring permission from a signer. Craig suggested that he would work up a policy for board approval that would include Judi as a signer on the account along with appropriate controls and documentation. Chet suggested that there might be other credit cards we could use that have more benefit to LPA.
Judi advised that the Quiet title process is progressing with no parties objecting. A procedural court date in February with no issues expected.

Beach Restaurant Judi added that a large branch fell from a nearby tree onto the roof of the restaurant building at the beach. She inspected the interior of the building after the tree branch had been removed and observed no internal or external damage to the structure. We have completed the purchase of all the restaurant equipment for $33,000.
Rick Lehr expressed concern about how LPA was going to recover the $33,000 equipment investment from the new restaurant operator. Chet Pipkin, who is leading the negotiations, advised that the operator would either purchase the equipment outright or the cost would be amortized into the initial lease period. Judi and Chet will be working with our attorney developing the contract for the restaurant operation. The expectation is that an initial contract will be completed in the next few months and that the restaurant on the beach will be ready to serve our members when the 2023 season begins.

Beach Report
Warren advised that the beach pass audit for 2022 season was complete and that the refunds for unused beach passes have been completed. He noted that for 2023 they would be instituting an inventory system to better track the sale vs use of the beach passes. Currently the policy is to issue a refund for the return of unused beach passes returned by October 31st. In addition, an audit is completed for any variance between what was purchased, versus what was redeemed at the beach gate, and unused passes returned. There was lengthy discussion regarding refunding all unused beach passes vs use. The discussion was tabled to a future board meeting when the w 2023 policy will be established. Warren also is evaluating a new supplier for our internet connection service as well as our beach security service provider and will report to the board with recommendations.

Treasurers Report

Chet Pipkin advised that financial results are currently ahead of budget. However, yearend adjustments will lower the current net income level to a number closer to break even. He said the balance sheet remains in good shape as we head into 2023. The proposed 2023 budget data was reviewed, and approval requested. Discussion regarding revenue vs expense occurred with concern expressed that revenue was exceeding expense beyond a reasonable amount. Chet assured the board that the budget submitted was tight and that provisions for Cap X were reasonable. He explained that LPA was operating in a fiscally responsible manner and not seeking excess revenue. He added that it is our responsibility to have the financial resources available to keep the system reliable by funding Cap X projects as needed. A motion was made and seconded to approve the 2023 budget as amended. The motion passed with 6 yea and 1 nay.

Closed Session

Andy advised that during the closed session it was decided that all LPA employees working a minimum of 30 hours per week would be eligible for company provided medical insurance. Chet made a motion that qualified employees would be eligible to add on family health care coverage with the company paying 50% of the premium and the employee paying 50% of the premium. The motion was seconded and approved without exception. Craig and Judi will be investigating a Cafeteria Style insurance plan for employees that would increase the flexibility of how the employee chooses to deploy the benefit.

Andy advised that the next Board Meeting would be on January 18th, 2023, at the LPA offices beginning at 5:30pm PST.

Motion to Adjourn

A motion that the meeting be adjourned was made and seconded and the motion passed without objection at 7:34 pm.

Submitted by:
Arleigh Hayes, Secretary
Lakeside Park Association