Lakeside Park Association
Board of Directors Meeting Minutes
September 20, 2023
LPA Office, 4077 Pine Blvd.,South Lake Tahoe, CA 96150

President, Andy Engelhardt, called the meeting to order at 5:30pm on September 20, 2023. Present were Andy Engelhardt, Chet Pipkin, and Warren Rowe, via phone/video were, John Paoluccio, Rick Lehr, Judi Goddard, Jason Crawford, Nakia Foskett, Craig Elliott and Arleigh Hayes.

Agenda Approval
The meeting agenda was approved with the addition of a review of the City's new parking plan under Other Board Member reports.

Meeting Minutes Approval
July 19, 2023 meeting minutes, were approved unanimously as submitted.

No Non-Board Members were in attendance.

Marina Report
Jason reported that the season will officially end as of October 1, 2023. However, they will continue to work at the marina while the weather holds. The seasonal slips and buoys were sold out with the exception of a few in row B for the season. Overnight rentals in the remaining slips added revenue. He said 2023 revenue and activity was good. Jason then presented the proposed 2024 rental rates for the slips and buoys. The proposed increase is about 5.5% over 2023 rates and still is below public rates at other marinas. The board accepted the proposal and instructed Judi to send the new rates along with applications for seasonal rentals to the membership. Jason also advised that the Water Taxi has been repaired and operated briefly through Labor Day Weekend. The craft is due for out of the water inspection in 2024 before seasonal operations can begin.

Water Company Report
Nakia advised that she has $105,000 remaining in her Capital Budget Account as a result of not having to replace Filter media and not proceeding with valve replacement until further evaluations are completed. The valve replacement requirement will be rolled into the 2024 budget when a

determination of what actually needs replacing is established. The water model activity continues and a meeting with the engineer is scheduled. She advised that she will be meeting with Tim Ferrell Engineering to develop the strategic plan for the entire system. We are waiting for a third quote to complete needed maintenance of Well #3. The preliminary work required prior to the maintenance activity is the removal of nine trees in the area of the pump house to facilitate the building roof removal for access to the well. We have a very competitive quote off $4400 to remove the trees and grind the stumps. The board suggested that it might be best to install a new pump while the maintenance is being done and the heavy equipment is on site. Filter One valve needs service to restore consistent and correct operations, a contractor will evaluate and make the needed repairs. Service to 837 an 843 Stateline Ave is progressing. Back Flow surveys revealed that 837 is OK but 843 will need a back flow preventer and our contractor is providing the owner with estimates for the work. The water meters for these connections will arrive early October and the connections can be completed shortly thereafter. We have 22 fire hydrants in our system, they are all in working order and are being painted and numbered. An updated map of the hydrant locations and numbers will be provided to the Fire Department so they can include our information in their system. Our long awaited fork lift stacker attachment has arrived. We will be completing water sampling for Lead and Copper next week. Water production for August was 6.857 Million gallons a 12.4% increase over our 5 year average.

Management Report

LPA Office: Twenty two delinquent accounts as of August 31st. One in payment agreement, one for balance wrong amount paid. The ongoing delivery issue with USPS is the culprit for some of our incoming and outgoing mail. Audit activity continues with all requested documents provided to our accountants.

Beach Revenue for the 2023 Season

LPA Prepaid Passes/Vouchers: $61,697
Public Gate Sales: $397,246
Furniture Sales: $45,770
Associate Passes: $11,320
All of the above revenue streams represent a nice increase vs. last year.

Beach Restaurant:

August Sales report received for board review.The restaurant committee will meet with Bare Roots to review final numbers after close of business per lease agreement on September 30, 2023.

Event Area: There were a total of 8 events for June generating $5,500 in revenue. This brings the YTD revenue to $27,250. There are 10 events scheduled for September. Currently, there are 15 scheduled for 2024 and 1 for 2025.

Other: CA State Lands Commission renewal application is underway and Jason Crawford is assisting with the application as it relates to the Marina operation.

Beach Report: Warren Rowe advised that 2023 Season was highly successful. The POS system worked flawlessly the entire season. The furniture rentals were very popular with Members, guests and the public. The shuttle was used more than ever and the rake cleaning attachment for the atv kept the beach cleaner than ever. The beach furniture will be stored and secured for the winter on new platforms built from left over Trex material and shrink wrapped with 7mil material. The shuttle has been moved to storage and the atv will follow shortly. The Tahoe Marathon is scheduled for October 13-15, 2023. The organizers will pay LPA a fee for access and electricity as they have in the past.

Treasurers Report:
Chet Pipkin advised that our financial performance for the season has been excellent. Expenses have been below budget in most departments including deferred Cap-ex from the water company. We are generating excess cash and the balance sheet looks very good. Slight increases in interest income from our bank deposits are being realized. We may look at other options to invest our cash to increase interest income. Great job by Staff and the board.

Other Board Member Reports: Andy advised that the additional parcel has been titled to LPA. The idea of combining the two parcels is on hold until a study is completed that evaluates the best options for LPA going forward to combine the lots or not. Future plans for the Marina and Restaurant could be impacted depending on the decision to combine or not. Lyn Barnett will be advising on the best options for LPA. An assessment increase for 2024

was considered. A motion was made to increase the assessment by 4% beginning on January 1, 2024. The motion carried unanimously.
A Residential Parking Permit Program (RPPP) has been adopted by the City We had previous discussions about applying for parking restrictions on Sunrise, Hill, Greenwood and Azure streets from Memorial Day to a week after Labor Day. It was agreed that an application on LPA letterhead would be submitted to the City for a neighborhood parking restriction providing that tags or permits included two portable vehicle tags for owners and two portable vehicle tags for guests.

Closed Session: During the closed session the board reviewed an applicant for the vacant position. An offer has been made and accepted with a starting date of October 1,2023. Restaurant sales were reviewed and ongoing meetings between the restaurant committee and Bare Roots are scheduled.

Motion to Adjourn
A motion that the meeting be adjourned was made and seconded and the motion passed with out objection at 6:25 pm.

Next Board Meeting 5:30 PM October 18, 2023 at LPA offices.

Submitted by:
Arleigh Hayes, Secretary
Lakeside Park Association