Lakeside Park Association
Board of Directors Meeting Minutes
December 20, 2023

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

President, Andy Engelhardt, called the meeting to order at 5:30pm on December 20, 2023. Present at the office, Judi Goddard, Nakia Foskett and Mahra Rojas (new assistant general operations/beach manager) Present via phone/video were, Andy Engelhardt, Chet Pipkin, John Paoluccio, Rick Lehr, Danny Olsen, Craig Elliott, Jason Crawford, and Arleigh Hayes.

Agenda Approval

The meeting agenda was approved unanimously.

Meeting Minutes Approval

November 15, 2023, meeting minutes. Chet moved and Danny seconded, unanimously approved.

Lyn Barnett of Wells Barnett Associates, LLC and Paul Neilson from the TRPA were in attendance to discuss the two beach parcels and the proposed MOU with TRPA. Lyn Barnett advised that it was his professional opinion that LPA should not pursue combining the two beach parcels in one. Paul Nielson of TRPA agreed with Lyn's assessment stating that once they are combined it is nearly impossible to change at some later date. The board concurred with Barnett's advice and will not be taking any action to combine the two land parcels at this time.

Moving to the discussion about the MOU the board was advised by Barnett and Paul Neilson that attempting to obtain a MOU with TRPA that included the beach and marina would not be a wise move at this time. Rather they recommended confining the MOU request to the Lakeside Mutual Water District activities. Paul explained that it is important to establish mutual trust through experience when establishing an MOU agreement with TRPA. Obtaining an MOU for the water company is the ideal way to take the first step in gaining the operating experience and

building the mutual trust needed to go forward from there. It was suggested that the board express itself to initiate the process. Chet moved that the LPA board appreciated the guidance and offer to work together to apply for a MOU with TRPA for Lakeside Mutual Water Company. Arleigh seconded and the board voted unanimously to approve the motion.

Andy advised that he had submitted a budget for potential legal or consulting fees to determine if new legislation might impact LPA. Lyn Barnett provided some background information indicating that the issue was part of a bigger problem for the Lake Tahoe basin, namely lack of low-cost housing for employees of local businesses around the lake. TRPA and the local governments will likely have to work on details of development. He suggested that LPA meet with the TRPA committee working on the issue so that we can be informed on a potential impact to LPA property owners.

Marina Report

Jason reported that the Marina activity is wrapped up for the season. With approval of the 2024 Budget the Weed Control vessel will be modified and contracted for the Lakeside Marina.

Water Company Report

Nakia advised that a new Filter One valve has been installed and is operational. All back flow devices have been tested and are in compliance. Well #3 rehabilitation is complete and ready to re-enter service. The cleaning process gained us an additional 41 feet of depth. The contractor for the well cleaning reported that they had made a calculation error in the amount of chemicals needed for the job and has requested an additional payment of $19,710.22 to cover the chemicals actually used. The board did not act on the budget request to pay the additional monies and requested Nakia to investigate and determine if the additional charge is justified and can be documented and to report back at the next board meeting. The work on the backwash tanks has been completed with the installation of new motors and a float system that ensures system operation when required. Rental standby generators are on site, tested and are operational if needed. Investigation of how non-conforming generators were purchased and installed is underway. Hopefully some old documents will be found that perhaps provides LPA with some recourse against the

original supplier of the non-complying generator units. In the meantime data is being collected to properly size replacement generators for the pump house and the water plant. Water production for the month of November was approximately five percent more than our five-year rolling average.

Management Report

LPA Office: Judi advised that we continue to have one commercial account on a payment plan. The 2022 audit and Financial Statements are complete, and the 2022 adjustments are being processed as requested by the audit team. We are in contact with ADP to determine if they can manage our workmen's compensation requirements along with the other functions they provide. We met with our Restaurant Contractor to review requests and recommendations for revisions and upgrades to the building and equipment for the 2024 season opening. We have a rough first estimate of the cost of the changes needed and or desired at approximately $60,000. A fine-tuned estimate can be prepared once we have decided how much of the project we want to proceed with or which parts have immediate priority. No response was received from another contractor that we tried to reach out to. A review of the gate locks is underway for a potential style change to avoid damage from gate climbers when the beach is closed and gates are locked. Judi said she would have a more detailed solution to show the board at the next meeting. She has received two proposals from landscaping firms to improve the Event Area at the beach. The current event area operator has requested some updates and improvements and has indicated a willingness to participate in the cost. Discussions will continue and when an acceptable plan is ready it will be presented to the board for consideration. We have a new employee, Mahra Rojas, who has joined the LPA staff as a replacement for Warren Rowe. Staff annual performance reviews have been completed.

Treasurers Report:

Chet Pipkin advised that the Staff and the Board continue to perform well and are over performing in some areas of the budget. Some of the CAPx budget dollars will be moved to the 2024 budget. Cash position and the balance sheet are in really good shape. Judi and Nakia are hard at work drafting the 2024 budget which will be ready for Board review and approval

at the January meeting. Preliminary estimates point to several hundreds of thousands in positive results for 2024. However, we will have some new expenses associated with the standby generators and the solution to new permanent engines required by California law. Also, expenses related to improvements and modifications at the restaurant and event area will likely use up the excess cash we have generated in 2022 and 2023.

Restaurant Discussion: The restaurant committee have determined that it would be best if we accept rent collected so for in 2023 as the final amount in exchange for the commitment from Bare Roots that they will invest in equipment in an amount equal to what the full rent would have been in 2023. After lengthy discussion it was decided that the restaurant committee would have detailed discussions with Bare Roots in early January to that an amended contract could be established that would allow the new Bare Roots company could go forward immediately with an application to acquire a beer and wine license for 2024 operations. The committee will have ready for the January board meeting the financial plan details and the terms for the amended contract. It is the board's intent to execute an amended contract that provides Bare Roots with the confidence that they can successfully operate the restaurant for the benefit of the LPA membership for the 2024 season and beyond.

Andy summarized the closed session as covering the legal status of non-conforming generators having been installed.

Motion to Adjourn

A motion that the meeting be adjourned was made and seconded and the motion passed without objection at 7:23 pm.

Next Board Meeting 5:30 PM January 17, 2024, at LPA offices.

Submitted by:
Arleigh Hayes, Secretary
Lakeside Park Association