Lakeside Park Association
Board of Directors Meeting Minutes
November 15, 2023
LPA Office, 4077 Pine Blvd.,South Lake Tahoe, CA 96150

President, Andy Engelhardt, called the meeting to order at 5:30pm on November 15, 2023. Present at the office, Nakia Foskett. Present via phone/video were, Andy Engelhardt, Chet Pipkin, John Paoluccio, Rick Lehr, Danny Olsen, Craig Elliott, Judi Goddard, Jason Crawford, and Arleigh Hayes.

Agenda Approval
The meeting agenda was approved, Chet moved and Arleigh seconded.

Meeting Minutes Approval
September, 2023 meeting minutes, were approved. Rick Moved and Danny seconded.

No Non-Board Members were in attendance.

Marina Report
Jason reported that the Marina activity is wrapped up for the season, although the research boat is still operating and will be using the harbor for a week or so. The Cal State Lands questionnaire is in the process of being completed and Jason suggested it would be prudent to have Jan Brisco review our responses before the questionnaire is returned to the state.
A lengthy discussion regarding the proposed upgrade to the Weed Mitigation Vehicle and the request for board action to approve the CapX expenditure occurred. In summary, John Paoluccio prepared a report detailing the benefits of the current vehicle performance and the improved performance and efficiency of the proposed upgraded vehicle. Craig suggested that a four year contract be created that would detail annual expense and estimated maintenance costs. All the board members agreed that it was to LPA's benefit, the Marina's benefit and Lake Tahoe's benefit to have the invasive weeds controlled in the harbor. Therefore the request

for board action to fund the upgrade to the vehicle was approved by a vote of six in favor and one abstention contingent on the board acceptance of the contract when completed for signature.

Water Company Report

Nakia advised that she met with Tim (engineer) to continue work on the Water Plant Distribution Maintenance Plan. The plan is to have the entire system updated with aging and critical factors identified so that the capital plan can be more reflective of immediate and future needs. Based on the work so far the capital plan has been modified and updated. Filter one replacement valve has been shipped and will be installed shortly. MicroPlastic testing may not be as costly as originally thought. Combining our requirements with other water companies requirements will bring the cost down and there is also a possibility that TWSA will provide some funding. The two valves for the overflow tanks were revealed, exercised and are now in working order. However the original installation of the tanks and pumping systems failed because the electrical components were installed below the overflow level and the pumps were flooded out. A quote from J & J Pumps was received that will cover installation of new pumps and electrical systems as well as installation of floats that will regulate tank levels thus eliminating the original design flaws. A motion was made to accept the quote from J & J Pumps not to exceed $20,000 and to get the work done as soon as possible. Well #3 cleaning and installation of new pump is progressing with the cleaning operation completed and the new pump to be installed in the next two weeks. The final reports are not yet complete but it looks like we may have gained as much as 20 feet of depth to the well with the cleaning that was done. We have been advised by the Air Quality Management department that we are in violation of laws regarding the pollution the generators create when they are running. The board requested that Nakia take the lead to find and hire an independent testing company to obtain actual data from our generators as compared to the limits currently in place. We may also retain legal counsel to represent us if necessary with negotiations with the Air Quality Management department. Replacement of the generators has been in our capital budget for several years even after the Air Quality Management Department denied our application to install replacements.

Management Report

LPA Office: Judi advised that we have no major issues with accounts receivables. The audit continues and should be completed by next month. Taxes have been prepared along with estimates and have been paid for 2022. We will no longer be using Blue Jeans to video our Board meetings. Hopefully we will be able to use Google Meet for future meetings. We have received some quotes for roofing replacement at the Restaurant and the Marina Building. Our insurance company has recommended these replacements be done. The beach furniture is now stored for the winter in the beach restroom building. Judi said that she is interviewing candidates for the full time General Operations Assistant/Beach Manager position and is hopeful that a qualified candidate will be hired soon.
Event Area: . The event area income for the month was $6500 bringing the season total to $43,000. Preliminary bookings for 2024 stand at 28 which the contractor believes to be only a fraction of what the actual will be. Blue Sky would like to see improvements made to the landscaping and the ability to install privacy screening during events. They have been requested to provide a detailed plan of the changes they would like to see. The board discussed the issue and said further dialog was needed along with a detailed plan and cost estimates. The current contract contains a $3000 per year maintenance expenditure by LPA if needed. So any additional funding would have to be negotiated with Blue Sky after the board approves the submitted improvement plan.

Treasurers Report:
Chet Pipkin advised that the financials for LPA are very strong. Operations to budget are on target. The Balance sheet is in great shape and CapX expenditures are expected to be below budget by year end. We have been fortunate to have had available funds to cover some of the unexpected expenses this year and still be in budget.

Other Board Member Reports: Andy advised no news on lot consolidation. The restaurant financials were reviewed and were promising for a full season operation with the addition of a beer and wine license. The restaurant committee will be meeting with Bare Roots to discuss improvements to the building they would like to see made for next season.

Motion to Adjourn

A motion that the meeting be adjourned was made and seconded and the motion passed with out objection at 7:20 pm.

Next Board Meeting 5:30 PM December 20, 2023 at LPA offices.

Submitted by:
Arleigh Hayes, Secretary
Lakeside Park Association