Lakeside Park Association
Board of Directors Meeting Minutes
April 17, 2024
LPA Office, 4077 Pine Blvd.,South Lake Tahoe, CA 96150

President, Andy Engelhardt, called the meeting to order at 5:31pm on April 17, 2024. Present via phone/video were, Andy Engelhardt, Chet Pipkin, John Paoluccio, Rick Lehr, Judi Goddard, Nakia Foskett, Caprice Witt, Jason Crawford and Arleigh Hayes.

Agenda Approval
Chet moved and Arleigh seconded and the meeting agenda was approved unanimously.

Meeting Minutes Approval
Rick moved and Chet seconded, and the March 20, 2024 LPA Board meeting minutes were unanimously approved.

There were no non board members present for the board meeting.

Marina Report
Jason reported that preparations are underway to open the marina on May 11th for slip owners. Rentals maybe ready about the same time. The California Lands Lease for the marina is still in the approval process. Approval is expected shortly.

Treasurers Report
Chet Pipkin reported that the March Financials are as expected and tracking to budget on the income accounts. However, CapX is up dramatically with the required purchase and installation of the new back-up Generators resulting in a 200K decline in our cash account. Staff has done a great job with accounts receivable this year with all accounts current or on plan.

Water Company Report
Nakia advised that the plant and systems are running normal. Current activity has been focused on the installation of the new back-up generators. The installation is nearly complete and the rental units should be returned next week relieving us of the monthly rental cost. Our overall budget for the new generators will be about 14K over until we recover some value from the

old generators that will be auctioned off in June. We had a transformer fail at the water plant and will be getting a replacement. Available power was not sufficient to operate the heating systems in the office so staff had to make do on a temporary basis. We have received a new recycle pump to replace the one that failed and are waiting for installation. Water usage is up 11% over the 5year rolling average which is raising the likely hood of leaks in the system. We are presently conducting leak detection of the system to identify where the leaks are located. One leak at a home on Azure has been found and the home owner notified that they have a leak in their service line that needs to been repaired. Since we are not metered we go street by street using our leak detections equipment to pinpoint where leaks exist. This can only be done in the early morning when traffic and other background noise is low. We are also replacing three valves at the marina building that are seized and non-functioning blocking our ability to properly shut down service when required.

Management Report

LPA Office: Judi advised that AR is in plan with one commercial account on plan. 2023 Audit will begin sometime after tax season according to Larry Mitchell of LRM&Co, our accountant. We contacted State Lands to determine where our Marina Lease application was in the process. Were advised that it was moving along but can take as long as nine months to complete. We sent an email out to all the commercial properties advising them of the planned road closures for the 4th of July. We also include information on the shuttle operations planned for the 2024 season. We received some good feed back following these notifications.

Restaurant: Our original estimates for various restaurant renovations was $63,000. To date we have spent approximately $16,000. Liquor license application is in and the mandatory 30 continuous posting is complete. The application included service on the sand seating area. However Lynn Barnett advised that we should not plan on using the sand seating area for the restaurant this year until the land use and coverage study with TRPA is completed. Foskett Enterprises has filed the four continuous weeks of notifications doing business as Lakeside Beach Patio and Grill. The re-roofing project is on hold until the historical building review is completed. The restaurant sewer line project bid came in right on our budget estimate, unfortunately the extension line to the main sewer line collapsed and will have to be replaced as well raising the total cost to $36,590 which is $21,500 over our budget. The sewer line work has to be completed now and this will cause us to defer some of the other restaurant renovation work we hoped to complete this year. The last issue to discuss involved the water that backs

up and overflows from the storm drain that is on city property near our event center and the Kent property. It was determined that the best course of action is to hire and attorney and land planner to deal with the issue. It is complicated and has a long history of responsibility for the drain. Bottom line is we do not want this to be an LPA issue to resolve.

Beach Report: Caprice advised the new drinking fountains have been ordered and should be shipped shortly. When we receive them we can then provide documentation to obtain the $7500 grant money that is being provided. Chavez Plumbing is relocating the existing fountains and filling stations and repairing them as needed to the new planned positions in time for the first of the seasons events. At the restaurant the roof repairs have been completed and awaiting final inspection so the new roof can be installed pending results of historical building findings. We will have a new sign for the restaurant being prepared by Signs of Tahoe in the same font as used on the restroom building. The Landscaping scope of work for the event area has be modified to be in compliance with TRPA rules that apply to our beach. Landscaping must be in pots and planter boxes and be below the top edge of the retaining wall. The view from the lake must not include any part of the containers only the plant itself. Painting and roofing projects for the marina buildings are pending, again waiting for the historical buildings evaluation. Total cost for painting of all the buildings at the beach will be $16,514. At a prior board meeting the Public pass fees were set for the 2024 season at $30.00 for adults and $20.00 for children. Home owners and commercial guests remain the same as 2023. The diseased trees at the Marina have been removed including the stump grinding. Total cost was $15,410.

Other board member reports: John gave the board a tour of the upgraded marine vegetation control vehicle that he is preparing for use at the LPA marina. Very impressive upgrades in power and maneuverability. It should be moved to the marina sometime in early June.

Motion to Adjourn

A motion from Rick and seconded by Arleigh that the meeting be adjourned was made and passed with out objection at 6:38 pm.

Next Board Meeting 5:30 PM May 15, 2024 at LPA offices.

Submitted by:
Arleigh Hayes, Secretary
Lakeside Park Association