Lakeside Park Association
Board of Directors Meeting Minutes
August 21, 2024
LPA Office, 4077 Pine Blvd.,South Lake Tahoe, CA 96150

President, Andy Engelhardt, called the meeting to order at 5:32pm on August 21, 2024. Present at the office were Rick Lehr, John Paoluccio, Nakia Foskett and Jason Crawford. Present via phone/video were, Andy Engelhardt, Craig Elliott, Danny Olsen, Judi Goddard and Caprice Witt.

Agenda Approval
Rick Moved and Chet seconded. The agenda was accepted unanimously as presented.

Meeting Minutes Approval
Chet moved and Danny seconded, and the July 17, 2024 LPA Board meeting minutes were unanimously approved.

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

Marina Report
Jason reported that it is business as usual at the Marina. The new weed control vehicle is operating smoothly and efficiently. There were presentations by various parties regarding progress on invasive weed control in the Lake. Jason covered the successful operations at Lakeside Marina and the Beach. John provided before and after photo's clearly showing the impressive impact of the Ultra Violet light treatment. TRPA representatives at the Marina observed the weed control operation. They were very impressed and John is making a case for TRPA to have their own weed control vessel for use in other places around the lake. Hopefully LPA efforts will gain us some favorable assistance in the future. The Marina operations for rentals will continue into Mid October, weather permitting. Boat owners will have to move their boats out of the slips by September 29th.

Treasurers Report
Chet Pipkin advised that the good work of staff is showing up as an increase in income from the beach operations while keeping expenses below budget. CAPX spending has consumed significant cash in 2024. But with Income running ahead of budget the impact is being minimized. Rick suggested that

we reconsider the planned and approved water rate increase for 2025 because our income is accelerating. Chet pointed out that our water company expenses are increasing much faster that water rates. Additionally we know that large CAPX requirements are in our future and those expenditures will be at much higher costs. In his opinion we could easily justify much higher rate increases than we just approved. There was not motion to revisit the approved rate increase so it stands as approved.

Water Company Report

The Water Company repaired two service line leaks for a homeowner on Greenwood. The homeowner was billed and paid for the repairs. The raw water pump and the plant recycle pump were both replaced by JJ pumps. We were successful in getting new breakers installed for the raw water pump and the back flow devices in the water plant performed well for our annual test requirement. JJ Pumps is also working with us to trouble shoot the recycle pump that does not run in automatic setting. Hopefully this will be resolved next week. During a recent power outage the fire pump kicked in and a small leak was observed. We are awaiting a replacement valve installation scheduled for this coming Wednesday. We have completed the collection of water samples from 10 residents for the Lead & Copper testing. The samples are being sent to our lab for processing. Annual water samples from our system will be conducted next week. We are awaiting the TWSA board decision for funding Microplastics testing. July water production was (7.5MG) 13.4% greater than the prior 5yr average and 565,600 gallons greater than June 2024.

Management Report

LPA Office: Judi reported that the AR report remains good in good condition. Some incidental past dues are being cleaned up and one commercial account remains on a payment plan. The application for restricted parking is going to the city council with the recommendation for approval. We also learned that the city needs to complete a survey before the design and preparation for Handicapped parking can proceed at the beach. We also met with El Dorado County Assessor's Office Appraiser. Now that the quiet title issue has been resolved and that land is now included as part of the LPA beach and Marina. No indication from the Appraiser as to the impact on our tax liability. We received the estimate from a contractor for the removal of the underwater structures at the marina and beach as required by the California State Lands Commission. The estimate was $258,000. We will be investigating the cost of the perpetuity bond needed. Andy noted that the current fence at the beach does not follow the property line exactly and is

concerned that the city might think it is city land. He is in favor of moving the fence to conform to the property line. Beach attendance: 28775 Members and guests of Member properties, 2643 associate members and 16956 from the general public. There were 3625 furniture rentals for the month with members and guests taking advantage of the 50% discount available. The people renting furniture have commented that is so nice that the staff places the furniture as desired by the renters. There were 12 events at the wedding site in July resulting in $7800 in fees. There are 17 events currently scheduled for the month of August.

Beach Report: Caprice advised that we do not have any Historical Buildings at the Marina and can now proceed with the needed roofing and painting for the Marina buildings. This project will take place at the end of the season when things are less busy at the Marina. The beach restaurant is now serving breakfast (brunch) daily from 10am. The restaurant has been very busy this past month. We have installed a new water spicket at the Event area to facilitate landscape watering and general cleanup. We are fighting through the early departure of beach staff as they return to school, etc. So far we are getting by with a minimum staff. We are scheduling September 15 as the end of summer when there will no longer be any staff at the beach. The October Marathon will have street closures like the 4th of July and parking passes will be available for residences on Azure, Greenwood, Sunrise, and Hill. As we enter Fall we will begin property surveys. We purchased a power washer for our cleanup needs at the beach and other LPA facilities. We have a maintenance issue at the drinking fountain at the restaurant that will be handled by a local plumber.

Other Director Items: The request for director volunteers for the Restaurant and Event Area committees was made by Judi. Chet, Rick, Craig and Arleigh stepped up to participate.

Closed Session: During the closed session the directors reviewed a report on an employee that had to be released.

Motion to Adjourn
A motion from Rick and seconded by Danny that the meeting be adjourned was made and passed with out objection at 6:34 pm.

Next Board Meeting 5:30 PM September 18, 2024 at LPA offices.

Submitted by:

Arleigh Hayes, Secretary
Lakeside Park Association