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

President, Andy Engelhardt, called the meeting to order at 5:40pm on February 21, 2024. Present at the office, were Nakia Foskett. Present via phone/video were, Andy Engelhardt, Chet Pipkin, John Paoluccio, Rick Lehr, Craig Elliott, Danny Olsen, Judi Goddard, Jason Crawford and Arleigh Hayes.

Agenda Approval
The meeting agenda was approved unanimously.

Meeting Minutes Approval
Rick moved and Arleigh seconded, and the January 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 there was no activity at the Marina. A former employee inquired if LPA would be interested in selling some of the decking material currently stored at the Marina. Jason and Judi will determine what we have on hand, how much the interested party wants and what we need to retain for potential future needs. At the next board meeting a decision to sell or not can be made.

Treasurers Report
Chet Pipkin reported that the January Financials are as expected with the exception of the fee paid to California State Lands for the Marina which was not in the budget. The Audit of 2023 Financials is underway. The previous 2024 Budget Previews represent 95-98% what is in the final version. Before Capex 2024 income is very healthy. However with the 2024 Capex amount and some 2023 hold over Capex amounts, we will likely show a negative cash flow of $100K in 2024. This of course is before capitalization and depreciation of the Capex spending. The $150K Capex for the Beach includes a “Place Holder” amount of $100K for restaurant potential renovations and improvements to be determined. The balance is for a

replacement sewer connection to the restaurant and new water filler stations on the beach. Nakia advised that the Capex amount for the new generators could possibly increase if the Air Resources Board requires a higher tier rating than the engines that we have selected and that we believe meets todays required standard.

Water Company Report

Well Rehabilitation Services has accepted and appreciated our compromise amount as payment in full for the chemicals used at the Well #3 project. The LPA Water Planning map is progressing with our Engineering firm. The Water Model is almost complete; we will need to Flow our Hydrants and record the data to include in the model. Weather permitting, we will get this done in the next few weeks. The Chateau has advised that they will be seeking to activate water service in the near future; infrastructure is already in place for their service. The Landings Hotel had a leak that required a few hours of water shut off in order to repair the leak. Unfortunately the hotel does not have isolation valves that would have enabled them to avoid water shut off while repairs were being completed.

Management Report

LPA Office: Judi advised that accounts receivables are in good shape with one account still on a payment plan and is current. 2022 Year End Journal Adjustments have been completed. No update as yet on the State Lands Lease Application.

Restaurant: Restaurant Committee selected the new name for the Beach Restaurant. It will be known as the Lakeside Beach Patio & Grill. Judi met with contractors regarding re-roof and leak repair project for the restaurant. The consensus is that changing the roof line with trusses would cost upwards of $30K. The contractors felt that other lower cost solutions that address the leak issue were available and would include them in their bids for the project. Hopefully we will have bids to consider at next board meeting. The City of South Lake Tahoe is requiring that LPA apply for a special use permit for the restaurant. They claim that the original permit was for a concession and that the restaurant currently does not fall within that definition. Lynn Barnett has provided us with the original documentation that the city approved of but is now saying it is not applicable. Judi will contact Bruce to have them send a letter to the city challenging their position and requesting them to issue the permit based on the original findings. At the same time we should initiate the permit process because we need a permit in a prior to the planned opening of the Restaurant in May.

Beach: The question was raised regarding the possibility of increasing the daily use fee charged at the Beach. After a lengthy discussion a motion was made and seconded to increase the daily fee to the public from $25 per adult and $15 per child to $30 per adult and $20 per child The motion passed 4-2 with one abstaining.
Personnel: We are taking applications for the vacant position of Beach Manager and Assistant Operations Manager.
Event Area: Further discussions with Blue Sky were productive as we reached agreement with them to jointly fund some site improvements to enhance the area. We has originally committed $3K for this purpose and we proposed to increase the amount if they would match the increase on a dollar for dollar basis. They agreed to match $3.5K so the current RBA for $3K will be increased to $6.5K. The board unanimously approved this amount.

Motion to Adjourn
A motion that the meeting be adjourned was made and seconded and the motion passed with out objection at 7:10 pm.

Next Board Meeting 5:30 PM March 20, 2024 at LPA offices.

Submitted by:
Arleigh Hayes, Secretary
Lakeside Park Association