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

President, Andy Engelhardt, called the meeting to order at 5:30pm on July 17, 2024. Present at the office were Arleigh Hayes, Chet Pipkin, Caprice Witt and Nakia Foskett. Present via phone/video were Andy Engelhardt, John Paoluccio, Rick Lehr, Craig Elliott, Danny Olsen, Judi Goddard and Jason Crawford.

Agenda Approval
Accepted unanimously as presented.

Meeting Minutes Approval
Chet moved and Arleigh seconded, and the June 19, 2024, LPA Board meeting minutes were unanimously approved.

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

Marina Report
Jason reported that the Marina is open and operating with good traffic. The water taxi is operating round trips Thursday through Sunday from Lakeside Marina to Timber Cove to Emerald Bay to Round Hill three times per day. Ticket prices are $42 ea. The new weed control vessel is in the water ready for use. John provided a video of the new vessel and how it can be remotely controlled, which is a labor-saving capability. He will also be training Marina staff on the proper operation of the vessel in the next few days.

Treasurers Report
Chet Pipkin advised that the good work in all departments is setting us up for success financially. Income is running ahead of budget thanks to the added volume at the beach and expenses are tracking to budget except for CapX that has been front loaded this year. Cash Flow is good although our cash balance is some $200K below last year because of the high CapX expense. Overall, the balance sheet is in good shape. Andy asked if we needed to continue with the 4% annual increases that we started a few years ago. Chet confirmed that we need to recognize that operating costs and CAPX for the water company are rising faster than income from the water business and a

continuation of 4% annual increases is recommended. Based on that recommendation Danny Moved to increase rates 4% beginning on January 1,2025 and to review in July 2025 to determine if additional increases were needed for 2026 and beyond. Arleigh seconded and the motion passed unanimously.

Water Company Report

Nakia advised that the old generators were sold at auction for $11,000. This amount was more than the cost to move them to the auction site, so we have a small recovery to our capital account. We had a leak to repair at a residence on Greenwood. It has been determined that the leak was on the homeowner's property so we will seek recovery for costs to repair the leaks. We had an overflow issue on Filter one at the plant that is being addressed. The sanitary survey was completed and there were no issues that needed attention, we're OK. We will be conducting required residential testing again this year to measure potential lead and copper impurities from the residential piping. Water production was 6.9 million gallons which is 29.6% above the 5-year moving average. We will be continuing inventorying the residential piping to document the type being used on each property. The State requires us to update our data on 10% of our connections annually. No updates yet on Microplastic testing in our water. Nakia is following up and will report back to the board.

Management Report

LPA Office: Judi reported that the AR report is good with one commercial account still on a payment plan and six residential accounts with small past dues mostly for beach passes. Restricted Parking permit applications for Azure, Greenwood, Hill and Sunrise are still pending. The City representative was here for a look during the Celebrity Golf Tournament to evaluate how the neighborhood is impacted with spectator parking. He will be presenting to the City Council. The City will also make ADA Parking spots at the Beach official with paving and signage.

Marina: California State Lands Commission is insisting on the required perpetuity bond for removal of structures in the water on State Lands. We have been advised that it is unlikely we can escape the requirement. It has been recommended that after we know the cost impact, we may want to challenge the requirement or find a way to reduce the bond cost. Judi will also be checking with other marinas to determine if they also are required to post the bond.

Restaurant: The Capital improvements at the restaurant are, for the most part, complete. We had an original budget estimate of $100,000 to complete our list of repairs and upgrades. We completed the work just under the budget. Feedback from most restaurant customers is very positive and appreciative of the new furniture, paint, menus and food quality.
Beach: June attendance at the beach included 19,507 LPA Members/Guests, 1731 Associate Members and 11,364 Public visitors. Total revenue as of July 14, 2024, is $294,928 from the gate and includes furniture rental income. In 2023 revenue for the same period was $189,725 with no furniture rental income from 20928 guests. Revenue from Arch in June was $7540.

Beach Report: Caprice advised that we are still waiting for the Historical Buildings determination from TRPA so we can finish painting and roofing needs on the Marina buildings. The restaurant is now operating from 11am to 9pm daily and we have some designated parking spots for the restaurant. The shuttle operates from 11am to 6pm daily and makes a turnaround in about 30 minutes. Lessons from this year's 4th of July celebration will be incorporated in next year's plans to improve security at the gate and restrict access once the fireworks begin. Our contract with the Arch (Blue Sky) does not address time availability and costs for rehearsals at the site. This needs to be studied for inclusion in the fee schedule at our next negotiation for contract extension or renewal. We have a situation with unauthorized beach passes and vouchers being sold to the public in violation of policy. Judi is working with hotel properties and seeking their co-operation in finding methods to control the passes and vouchers. We'll address the issue more completely once we have some input from the commercial accounts at the end of the season. Rick mentioned that it would be a great service to the Hotel members and guests to know when the shuttle might be in their location. There is a software app that works with GPS to track the shuttle is and when it might be arriving at any particular spot. Judi will be revisiting a system that could provide this capability for our shuttle.

Motion to Adjourn
A motion from Rick and seconded by Danny that the meeting be adjourned was made and passed without objection at 6:17 pm.

Next Board Meeting 5:30 PM August 21, 2024, at LPA offices.

Submitted by:
Arleigh Hayes, Secretary
Lakeside Park Association