Lakeside Park Association
Board of Directors Meeting Minutes
June 19, 2024
LPA Office, 4077 Pine Blvd.,South Lake Tahoe, CA 96150

President, Andy Engelhardt, called the meeting to order at 5:30pm on June19, 2024. Present via phone/video were, Andy Engelhardt, Chet Pipkin, John Paoluccio, Rick Lehr, Craig Elliott, Danny Olsen, Judi Goddard, Nakia Foskett, Caprice Witt, Jason Crawford and Arleigh Hayes.

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

Meeting Minutes Approval
Dany moved and Chet seconded, and the May 15, 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 back in the water after the inspection and the needed repairs completed. The bubble curtain is installed and operating. Wire mesh fence has been replaced. The new weed control vessel is loaded on the trailer and ready to move to the Lake at Lakeside Marina.

Treasurers Report
Chet Pipkin advised that the problem with the Quickbooks software has been resolved with the good work of Judi and the Quickbooks team. Donna, a long time Pipkin associate with extensive Quickbooks experience is going to assist with Judi when needed. Financials are looking good. At this time of year we have some variations to budget because CapX is recorded as expense until later in the year when becomes a capital item and depreciation is recorded as expense. When the adjustments are completed the income and expense to budget will be as we expect. The balance sheet is in good order and we have clean Accounts Receivable and Accounts Payable reports.

Water Company Report

Nakia advised that the Generator Replacement Project has been completed and that the Air Quality Management has advised that both units passed the inspection and the permits are approved. System updates include replacing faulty breaker switches at the pump house. We replaced a leaky service valve at 4083 Azure and while we were doing that we decided to replace the valve for 4081 Azure at the same time as a preventive maintenance action. Haen discovered that our raw water line along Lakeshore Blvd. was replaced/repaired with 8" purple pipe sometime in the past. We have not located any historical records detailing why the repair/replace occurred. We have added the new knowledge to Ziptility. With the Lake at high levels we have been successfully patching leaks in the pump house with water resistant putty. We have repaired clogged differential pressure gauge lines for filters #1 and #2. Everything is working properly now. We are investigating another service line leak on Greenwood. We have an Engineer from DDW coming on site to conduct a Sanitary Survey. Water Production for the month is 51% greater than the 5 year moving average. Occupancy at the commercial properties is also up about 50% for the month.

Management Report

LPA Office: Judi reported that Accounts receivable report is good with one commercial account still on a payment plan. We have been in touch with the city to schedule a visit during the Celebrity Tournament to observe the parking issues on Azure, Hill, Greenwood and Sunrise where we have applied for special parking restrictions. Election ballots have been sent to all members and to date we have 37 returned.

Marina: We have learned that the State Lands Commission needs some additional information regarding our lease application. They also advised that we will need to post a perpetuity bond for the structures in the lake at the marina and beach. This is a new requirement for all leases that involve structures in state waters. We will reach out to Lyn Barnett on this issue. However, we do believe the issues raised can all be successfully addressed and our lease application will move forward.

Restaurant: The Capital improvements at the restaurant are progressing. We had an original budget estimate of $100,000 to complete our list of repairs and upgrades. We will likely complete the work at or just under the budget amount. One unexpected expense occurred when a gas leak led to the need to replace a hot water heater in the building.

Beach: May attendance at the beach included 1456 LPA Members/Guests, 51 Associate Members and 815 Public visitors. Total revenue in 2024 is $37,800 from the gate and includes furniture rental income. In 2023 revenue was $10,857 from 1193 guests. Revenue from Arch in May was $8580.

Beach Report: Caprice advised that two of the three new drinking fountains have been installed. We have received the $7500 grant money as promised. The beach restaurant has passed the historical determination review by TRPA. Construction, painting and roofing is complete at the restaurant. The Event Area landscaping is being developed to comply with the strict TRPA requirements for our location. Blue Sky has reported that they have substantial bookings (71+)for the season. We are waiting for the Historical Buildings determination from TRPA so we can finish painting and roofing needs on the Marina buildings. The shuttle and the beach cleaner are now in use daily. We have been busy hiring seasonal staff for the beach. It continues to be a challenge but we have ongoing interviews to keep fully staffed. July 4th preparation is in full swing, the city has confirmed that we will have the road blocks again this year and we have the needed parking passes for those that need access passed Pine Blvd.

Vacancy Tax Proposal: A general discussion regarding the proposed vacancy tax to be imposed on homeowners by the city occurred. No specific action by LPA was taken, however we need to join with other homeowner associations in objecting to the plan if a coordinated effort is organized to counter the City plan.

Motion to Adjourn

A motion from Rick and seconded by Danny that the meeting be adjourned was made and passed with out objection at 6:28 pm.

Next Board Meeting 5:30 PM June 19, 2024 at LPA offices. Annual Meeting on July 6, 2024 at LPA offices

Submitted by:
Arleigh Hayes, Secretary
Lakeside Park Association