Lakeside Park Association
Board of Directors Meeting Minutes
March 20, 2024
LPA Office, 4077 Pine Blvd.,South Lake Tahoe, CA 96150

President, Andy Engelhardt, called the meeting to order at 5:28pm on March 20, 2024. Present via phone/video were, Andy Engelhardt, Chet Pipkin, John Paoluccio, Rick Lehr, Craig Elliott, Judi Goddard, Nakia Foskett, Caprice Witt, Jason Crawford and Arleigh Hayes.

Agenda Approval
The meeting agenda was approved unanimously.

Meeting Minutes Approval
Chet moved and Rick 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 all quiet at the Marina. We completed the inventory of TREX decking material so we could consider the sale of a portion of the inventory. After board discussion it was determined that it would be best for LPA to retain all the decking material for repairs and replacement of existing decking at the marina. The status of the water taxi for the 2024 season is still pending.

Treasurers Report
Chet Pipkin reported that the February Financials are as expected and tracking to budget. The land lease fee amount and the increased utilities costs we are experiencing are not itemized in the budget because they were unknown. However, we expect that year end results with these amounts included will likely not cause us to be over budget.

Water Company Report
Nakia advised that the plant and systems are running normal. Current activity is focused on preparation work for the new generators installation. The new units arrived today and the old units are in route to Las Vegas for auction. We will get some capital return from the sale of the units at the

auction. Hopefully the amount will exceed our cost of removal and transportation to the auction site. The State of California has set a standard for how to sample for Micro Plastics in the water. We will be sampling LPA water on a quarterly basis. The update on the weed control project at Tahoe Keys indicates that there will be no chemical herbicide treatment in 2024.

Management Report

LPA Office: Judi advised that AR is in plan with one commercial account on a payment program. No update as yet on the State Lands Lease Application. The March-April invoices have been sent out.

Restaurant: The City of South Lake Tahoe confirmed that no Special Use Permit is required for the restaurant after reviewing the file where TRPA considered the restaurant to be an accessory to the beach. We have re-started the process for the liquor license with the required 30 day posting installed at the Restaurant.

We have received three estimates for the roof repair work and have reviewed them with the restaurant committee. The best option seems to be Artinian Builders to do the structural work and Urreaga Inc. for the new roofing, they have a history of working together. We are waiting for them to return with a completed plan and firm estimates for the work. They will apply for the re-roofing permit when we approve their plan and the associated costs. The other bidders didn't address the structural issues and just recommended additional roofing material to address the leak problem. This is not the solution we are looking for. As soon as the roof repair is completed we can schedule the painting of the building in the same color as the pump house and the Marina building so we are uniform in color for all of the beach structures.

The sewer lateral line from the restaurant could not be resolved with a simple cleaning. There is a portion of the line that needs to be replaced. We will get estimates as soon as possible and hopefully the amount will be within the 2024 budget for this project. If not, we may need to consider limping along for this year and complete the fix next year. We will advise the board as soon as we have the repair estimate in hand.

The event area will be landscaped with the funds Blue Sky and LPA have committed to for 2024. It should result in an improved look for the event area and for beach goers as well.

Personnel: Caprice Witt has been hired as the Assistant Operations Manager and Beach Manager. She is super qualified, energetic, and off and running already. She is a great addition to the staff

Beach Report: Caprice advised that the Tahoe Water Supply Association has a grant program for small business to support installation of water filling

stations on the beach. We have submitted three applications for water filling stations. Those applications are in process and LPA will receive a grant of $2,500 for each of those water stations when purchased. We have requested a quote from Chaves Plumbing to install the water filling stations along with foot washing stations. When we receive the quote we can determine a time table for installation. We contacted a number of painters to get estimates for painting the buildings at the beach. We liked the proposal from Aristocrat Property Improvement Co. the best. Their bid includes power washing and prepping for all buildings. We have great confidence their work will result in a very pleasing upgrade to the beach buildings. We have tree maintenance underway at the beach with most work confined to achieving the required ground clearance for defensible space and or removal of dead limbs. TRPA inspection resulted in determining that two trees at the Marina need to be removed due to disease or damage. The removal permit has been obtained. Cost estimates from Hobarter Tree Service are $3,435 for the maintenance work and $11,975 for removal (take away&stump grinding). We have updated the LPA website to include the new beach entry fees and added that we have a beach wheel chair available for guests. Lastly we need to determine if tenants should be provided with lock codes for accessing the beach after hours. After considerable discussion staff has decided that only owners would be provided with after hours beach access codes.
Final Comment: Andy asked if anyone had a contact with a Meadows owner where we might determine if they were going to publicly object to The City of South Lake Tahoes possible attempt to install a tax or fee on unoccupied residences. Jason has a contact he will share with Andy. Should the issue make it to the ballot should we act in unison with other property owners associations is a question to be considered if needed.

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

Next Board Meeting 5:30 PM April 17, 2024 at LPA offices.

Submitted by:
Arleigh Hayes, Secretary
Lakeside Park Association