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

President, Andy Engelhardt, called the meeting to order at 5:30pm on November 20, 2024. Present via phone/video were Nakia Foskett, Rick Lehr, John Paoluccio, Jason Crawford, Andy Engelhardt, Danny Olsen, Chet Pipkin, Arleigh Hayes and Judi Goddard.

Agenda Approval

Arleigh moved and Rick seconded. The agenda was accepted unanimously with the modification that the item from Craig will be postponed until a future meeting at his request.

Meeting Minutes Approval

Rick moved to approve the October 16, 2024 LPA Board meeting minutes. Andy advised that the minutes were unanimously approved with the modification that reflects Chet Pipkin in attendance.

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

Marina Report: Jason said the marina is wrapped up for the season. He also advised that the AIS survey required by TRPA was completed for the season and one New Zealand mussel was found by the divers in the waters near the sea wall. He expects that we will likely find more in future surveys since they are finding them in different parts of the lake since they were first found at the Keys. Annual surveys will be required going forward and will be the responsibility of the marinas to conduct the surveys and provide TRPA with a report of findings. Jason guessed that the cost will likely be five to six thousand dollars per year for the divers to complete the annual survey at the Marina.

Treasurers Report: Chet reported audit adjustments for the marina income will be reflected in the next months report. The budget vs actual report will then show the real progress for the year. 2024 will be another successful year for LPA thanks to the good actions of staff and the board. Our cash position has been steadily improving since the expenses for the new generators were paid. Our balance sheet is also looking solid. We are

expecting Higher CapX in the future as we move forward with a 10 year plan of replacing and improving our capital assets.

Water Company Report: Nakia advised that she is nearing completion of a 10 year capital plan for the LPA assets. She will have it categorized by asset type and prioritized for capital budgeting. She noted that many of our main pipe assets are old yet still in good operating condition so her focus will be on connecting lines to the service valves and other equipment. We have a new trainee for the water company. His name is Kyle Rossi and he started October 31st on a part time (Tuesday - Friday) schedule. He is currently taking a course through Sacramento State for certification. All the water outlets at the beach and marina have been winterized. A new service valve at a residence on Manzanita has be installed after the owner advised us of a leak on the property. Letters have been sent out to residents with information of how to identify the type of pipe they have servicing their property. This is our effort to meet the requirement from the EPA for water companies to know the service line material in their distribution system. I have been shadowing Caprice during her annual survey work at properties and looking for potential issues like back flow device needs. We did find a need for one at the Blue Jay motel with their hot tub. The annual back flow device testing is nearly complete with one final location scheduled in December. Water production was 21.5% above the 5 year moving average which is consistent with what we have recorded throughout the year.

Management Report: Judi reported that we have three accounts past due and on account on payment plan. The city council approved the application for restricted parking and they accepted our offer of $7500 toward the expense for the signs and installation. Fines for violations will be $300 and towing. This should help with compliance to the restrictions. The 2023 audit is complete and the adjustments have been made accordingly. All 2023 taxes have been paid. The California State Lands Commission lease application has been submitted and our $40,000 bond has been increased to $50,000 per their request. The bond will be increased $25,000 per year until we reach the $258,000 bond amount required by CSLC. Our bond fee will rise yearly with the additions and should top out at approximately $5,000/year when the bond reaches the full $258,000 amount. The board agreed with the proposed lease terms and each member will sign a document for the record showing their approval. We have started our work on the 2025 budget. Nakia will be preparing the water company budget. The work sheets will be sent to Chet for review and comment and a draft budget should be ready for the December board meeting with the final ready for

approval at the January meeting. Judi advised that the restaurant committee met to review 2024 results. The final accounting is not yet complete but is expected soon and will be forwarded to the committee when complete. Andy requested that Judi include in the budget an amount needed to move the fence at the north end of the beach to the actual property line so that there Is no question that everything beyond the fence is LPA property. He also requested that new play ground equipment be in the 2025 budget. Judi confirmed that it would be and that a new location for the installation is being considered to help reduce the congestion near the entrance area where the current equipment is located. The event area had nine events in October to end the season. Total revenue from our new contractor for the event area this year is $53,950 vs $7,000 from the previous contractor in prior years. More revenue with fewer events!

Ass't Operation Manager & Beach Manager Report: The Event Area committee will be meeting next week to review suggested changes to the current contract. The revised contract will be presented to the board for approval prior to negotiations with the contractor. The painting and roofing at the marina buildings is complete. We are progressing with property surveys to determine if any changes in charges to properties are appropriate. Nakia has been following along to determine if another issues like back flow devices are required for the properties. All the equipment and furniture at the beach has been stored away and winterized. All unused prepaid passes have been refunded to members and the audit is complete. We will be replacing beach umbrellas for the 2025 season with a simpler design that is less likely to be damaged by the renters. The existing umbrellas will be used at the restaurant for coverage instead of the sails that were torn up during a windstorm this year. The umbrellas are actually a better solution than the sails. Our investment in the rental beach chairs, lounges, umbrellas and seasonal labor has already been recovered with this years rental revenue.

Motion to Adjourn
A motion from Arleigh and seconded by Rick that the meeting be adjourned was made and passed with out objection at 6:39 pm.

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

Submitted by:
Arleigh Hayes, Secretary
Lakeside Park Association