Lakeside Park Association
Board of Directors Meeting Minutes
October 15, 2025
LPA Office, 4077 Pine Blvd.,South Lake Tahoe, CA 96150

President, Andy Engelhardt, called the meeting to order at 5:38pm on October 15, 2025. Present via phone/video were, Rick Lehr, John Paoluccio, Chet Pipkin, Craig Elliott, Arleigh Hayes, Jason Crawford, Nakia Foskett, and Judi Goddard. Present in the office were Andy Engelhardt and Bronwyn Johnson.

Agenda Approval

Chet moved and Arleigh seconded to approve the agenda with modification that added discussion of rates for 2026 effective on January 1,2026. The agenda was approved with modification.

Meeting Minutes Approval

Rick moved and Chet seconded a motion to approve the September 2025 Board meeting minutes as submitted. The minutes were accepted as submitted.

No non-board members attended the meeting.

Marina Report: Jason reported that the Marina was in the wrap up stage, most boats are out of the water as of today. The ramp will remain open so the final boats are moved out and wrapped for the season. Jason outlined the season rental rates for the various rows. The rates are increasing approximately 3.5 to 5.5% for the 2026 season. The board felt the proposed increase were fair and advised Judi to communicate with the membership so that applications could be submitted. There was a discussion regarding the use of unrented boat slips to be used by Jason to increase the number of rental boats available from the marina. Jason suggested that the LPA share off the income from the increased number of rental boats would amount to more than the seasonal rental rate for the slips used. The board liked the proposal and Arleigh moved that we allow Jason to use up to 5 of unrented boat slips to house rental boats for the 2026 season Rick seconded. The motion was passed unanimously.

Treasurers Report: Chet advised that LPA financials continue to track to budget, with income YTD slightly higher than budget and expenses slightly lower than budget and CapX YTD lower than budget but on track to be at budget by the end of the year when projects are completed. Staff continues to do a fine job managing accounts payable and accounts receivable. Budgeted income from water company operations still falls short of covering cost of production by some $200,000 per year and rate increases are needed to raise the income to cover operating expenses and Cap X needs in the coming years. Chet felt a 10% increase was needed for 2026, Rick felt this was excessive and that LPA should continue using other sources of income to offset the shortfall in the water company operations. Andy advised that the executive board members had discussed this and arrived at a recommended increase of 6% for the 2026 year. After considerable discussion a motion was made to increase rates by 6% for 2026. The motion passed with 4 in favor and 2 against. Judi will be preparing the letter to advise the membership of the coming increase in rates.

Water Company Report: Nakia reported that water company operations are going well. The new SCADA software system is up and running and working well. An issue with Pump #1 has been discovered at the pump house where a rubber boot failed. J & J pump, the contractor we have been using has not been responsive and has changed their behavior toward LPA so we are going to seek a different contractor to correct the issue that appears to be a misalignment of the pump shaft which caused the boot to fail. J and J did the install and has tried to shift the blame for the problem off of themselves and has provided a unrealistic estimate for a fix. We have a lack of confidence in dealing with them and will be moving on. Pump #2 is operating and we continue with full operational capability. The Well building at the plant is being updated with a new roof. Ian and Kyle are doing a great job and will complete the project way under budget. Usage for the month is down seasonally as expected. We continue to gather data for long term Capital expenses so we can provide a realistic cost estimate for the board so funding options can be made.

Management Report: Judi reported the that as of 9/30/2025 A/R had 4 accounts delinquent. One commercial in payment plan and three residential of which two have now paid and the third is expected shortly. Our accountants have completed our 2024 tax preparation and the audit is still in progress. The ADP Total source/Workforce Implementation is still in process. The RPP Survey was sent out and currently the comments are 50/50. There are some members that have not responded and some that responded twice

so we are communicating some updated instructions and will be following up with phone calls to insure that we get good data from a majority of affected members. Judi asked the board to decide how we should deal with sick leave for full time and seasonal/part time employees. Presently full time employees have their sick time front loaded where as the part time employees accrue their sick time. After discussion the board decided to support Judi's recommendation of staying with the same policy going forward.
Beach: Lyn Barnett met with TRPA to try and get an exception of possibly add it to the MOU as part of the expansion to include the Beach. TRPA agreed to adding some Beach items to the existing MOU. Lyn Barnett and his team are working on this. The contract for the Event Area has been finalized.

Gen. Ops Asst/Beach Manager Report: Bronwyn recapped the beach attendance for the 2025 season:

LPA Members	37217 vs.	43,493 in 2024
Public	21,863. vs	24,968 in 2024
Asso. Members	3,372 vs	4043 in 2024
Furniture Units.	3,080 vs	5271 in 2024

The shuttle repair is going to happen in the spring of 2026. The failed existing hard top will be removed and replaced by a vendor that will install a Bimini Canvass top with a revised structure. They will also replace the seat covers that have started to deteriorate. This revised top design will hold up better with the travel over the rough roads in the neighborhoods of LPA.

We are winterizing the beach with water shut downs and lights turned off. The beach furniture has been stored for the winter on the restaurant patio. Flower boxes at the Event Area will be moved to winter storage along the stone wall. The beach water lines will be flushed.

The Lake Tahoe Marathon will run from October 17-19. This event has already been invoiced and paid in full.

The Event Area saw 11 weddings in September for which we invoiced $8640. There are 6 weddings scheduled for the month of October, the last one will be on October 30, 2025. October revenue estimated to be $4950

The doors for the Marina bathroom have been replaced at a cost of $4,893.

Motion to Adjourn

A motion from Rick and seconded by Arleigh that the meeting be adjourned was made and passed with out objection at 6:53 pm.

Next Board Meeting 5:30 PM November 19, 2025 at LPA offices.

Submitted by:
Arleigh Hayes, Secretary
Lakeside Park Association