

Lake Entiat Lodge Associated Meeting of the Board of Directors

May 19, 2017

TIME AND PLACE

The Board of Directors of Lake Entiat Lodge Associated met Friday May 19, 2017. The meeting was held at the clubhouse in Orondo, Washington and called to order by Board President Mr. Russell at 6:02 pm.

PRESENT

The following directors were present: Dan Russell, Nick Nelson, Darrell Richards and Bill Kneadler. Bill Tucker attended via conference call. Greg Zeller arrived at 6:35 pm. Staff members Jeri Fifer, Jason Knight, Jessicah Curry and three Association members were also in attendance.

APPROVAL OF MEETING MINUTES

Mr. Russell presented the April 8th, 2017 Board of Directors Meeting Minutes draft for review.

Mr. Richards made a motion to approve the April 8th, 2017 Board of Directors meeting minutes. Mr. Nelson seconded and the motion carried unanimously.

ELECTION OF OFFICERS

Mr. Kneadler made a motion to re-elect Mr. Nelson as Vice President. Mr. Richards seconded and the motion carried unanimously.

Mr. Nelson made a motion to re-elect Mr. Russell as President. Mr. Richards seconded and the motion carried unanimously.

FINANCIAL REVIEW

Mrs. Fifer provided a recap of the April financials. She reported that the Grounds/Maintenance account was overspent--as is typical this time of year, since the majority of spending in this area happens in March and April--and will balance out over the year.

To achieve a more accurate monthly report, Mrs. Fifer suggested changing the process when preparing the budget in the future by using the previous few year's monthly results to obtain an average for each line item. Mr. Anderson will be asked to review such an implementation and provide the Board with a recommendation.

OLD BUSINESS

New Beach Project

Mr. Nelson reported that the New Beach erosion control project has been put on hold until the water level sufficiently recedes.

Schindler Covenant Waiver

Mr. Russell shared that the Association attorney is preparing documentation for the Covenant waiver vote, and that an informative explanation of the situation will be included with the ballot. Further discussion followed.

Mr. Tucker motioned to approve the submission of Mr. Schindler's Covenant waiver request to the membership for approval. Mr. Richards seconded and the motion carried unanimously.

NEW BUSINESS

Annual Meeting Recap

Mr. Russell congratulated the Board and staff for a great job administrating the meeting despite the power outage.

He asked the Directors for comments and suggestions to improve upon the presentation in the future. Ideas brought forward included better organization of the flow of information presented, providing information to members for review several weeks prior to the meeting, and having a Q&A session in an attempt to educate members as to how and why the proposals being presented are arrived at. Mr. Russell also shared that the Association Bylaws do not require Robert's Rules of Order be used, but that they can be beneficial at such a large gathering if issues arise.

At 6:34 Mr. Zeller joined the meeting.

Committees

Mrs. Fifer shared that a chair is needed for the Rules and Regulations Committee. After discussion, Directors Mr. Kneadler and Mr. Richards volunteered to co-chair this committee.

Mrs. Fifer made a request that the roles of the committee chair, members and community manager be clearly defined. Mr. Russell recommended Mrs. Fifer provide the Board with a draft of the Committee Resolution with suggestions included for consideration.

COMMITTEE REPORTS

Capital/Long-Range Planning

Mr. Tucker noted that the Association would most likely not be constructing any new amenities in 2018 as this reserve account won't be funded until the 4th quarter. Research will be completed so options can be presented at the Annual Meeting in 2019 for membership approval.

Facilities/Maintenance

Docks— Mr. Nelson reported that the launch dock and gangway work has been completed. The vendor had assessed all docks and discovered that the upriver cove dock is in poor condition due to the frame being constructed of wood that has now rotted.

He shared that the bid received for replacing the frame with steel for this one dock was \$125,000. The vendor would use the existing floats and deck, which are still in good condition. Discussion followed on how best to phase the dock maintenance/replacement projects. Options will be reviewed for how best to accomplish this and discussed at the June meeting.

New Garbage Roll-off site— Mr. Nelson recommended installing a concrete pad where the roll-off will be placed for better stability and longevity, as recommended by Waste Management.

Mr. Nelson made a motion to approve up to \$2,600 for a concrete pad for the garbage roll-off. Mr. Tucker seconded and the motion carried unanimously.

Potential options for future garbage service were discussed, such as curbside pickup, an underground facility with a sized entry chute to control items discarded, and a keycard system to reduce the potential for non-member use. Further review is needed on all options as the cost of garbage continues to rise.

Rules and Regulations

Safety Services— Mrs. Fifer shared that the Safety Services budget for 2017 allowed for the option to hire the professional security service every weekend through the summer. At this time, consensus was to return to the previous contract for additional security for holidays only: Memorial Day weekend, the 4th of July, and Labor Day. Effectiveness will be measured after the upcoming Memorial Day weekend.

Social Events

Mr. Richards shared that the 2017 Sun Cove Golf Tournament will be held at Bear Mountain Golf Course on June 24th. Members may contact the office to register.

STAFF REPORT

Mrs. Fifer reported that the Common Area Rental fee had been tabled and that a decision was needed. The Board consensus was to eliminate the “rental fee” but require a damage deposit to be held until inspections can be made after the event.

Development of a method of tracking compliance and complaints was discussed. Mr. Zeller recommended all incidences be logged for reference. Further discussion took place concerning whether staff would, in the interest of attaining adequate records, be required to ask for identification of where the member, or guest, is residing. Further discussion is needed on how best to handle the recording of incidences.

MEMBER CORRESPONDENCE

Mrs. Fifer shared correspondence received from members since the last meeting. Community-wide rule enforcement authority was questioned by a member. As the new co-chairs of the Rules Committee, Mr. Kneadler and Mr. Richards will review member input as they develop a new draft of the Association rules.

Mr. Sass had shared via email that Sun Cove's fire protection rating had dropped from a class 8 to a class 7 effective February 1st, and wished to share the news with the membership. This resulted in a reduction in premium in annual costs. All members may wish to review their current homeowner policies.

Mrs. Podlich had requested that Fire District #4 Auxiliary be allowed to have a booth at the 4th of July event to provide education and possibly find recruits to the department from the membership. The Board is in favor of allowing this request.

Mr. Russell requested that the Board enter into Executive Session to discuss a sensitive member matter at 8:09 pm. Discussion took place on how best to handle the issue in question.

The meeting was adjourned at 8:35. Mr. Kneadler moved, Mr. Nelson seconded and the motion carried unanimously.

Submitted by:

Jeri Fifer, Acting Secretary