

Lake Entiat Lodge Associated Meeting of the Board of Directors

February 22, 2019

TIME AND PLACE

The Board of Directors of Lake Entiat Lodge Associated met on Saturday, February 22, 2019. The meeting was held at the clubhouse in Orondo, Washington and called to order at 6:00 pm by Vice President Nick Nelson.

PRESENT

Directors present were Nick Nelson, John Peterson, and Bill Kneadler, with Directors Neil Doherty and Bill Tucker attending remotely. Treasurer J. Anderson, staff member Jeri Fifer and approximately 11 Association members were also in attendance. Additionally, 13 members accessed the meeting remotely.

APPROVAL OF MEETING MINUTES

Mr. Nelson presented the January 19, 2019 Board Meeting minutes draft for approval. Mr. Peterson requested an amendment be made under the compliance section, to include that Mr. Webb had agreed he had placed the item in the compactor.

Mr. Peterson made a motion to approve the January 19, 2019 Board Meeting Minutes with amendment to the compliance content. Mr. Kneadler seconded and the motion carried with none opposed.

FINANCIAL REVIEW

Mr. Anderson reported the current balances of the Reserve Accounts: Major Maintenance \$263,220, Water System \$143,268 and Special Capital \$110,954.

OLD BUSINESS

RV compliance enforcement

(NOTE: The following motion was rescinded at the March 23rd, 2019 Board Meeting.)

Mr. Tucker made a motion to the current RV compliance enforcement issue:

Given the mounting evidence we have that our covenants currently contain conflicting and/or confusing owner commitments in covenants 1.5, 1.9 and 1.16, and despite the boards prior decision to begin enforcement of vehicle setback requirements, I move that this board suspend all enforcement of covenant 1.9 requirements for vehicle setback on these designated lots, until such time as the needed clarifications for all of these covenants are agreed upon by a board majority, and approved by the vote of an owner majority.

Mr. Doherty asked Mr. Tucker to share further details behind the motion. Mr. Tucker shared the following points:

1 – the corrections needed among these three Covenants have been documented and shared among the board by myself, our legal counsel, and the Lade legal response and personal letter;

2 – the primary reason this enforcement arose was to address illegal camping on the county right of way. Given we now know Douglas County is already addressing this problem, and they currently have the only legal rule/requirement regarding recreational vehicle set back. This is consistent with our prior decision regarding board involvement in Douglas County law;

3 – the board is currently planning to address these and possibly other covenant corrections, demonstrating we are fully aware of these conflicting/confusing requirements;

4 – while we have legal opinions that support the current enforcement, these same opinions suggested we resolve this with an owner vote. The Lades have requested the same. By doing this we again allow our owners to participate and inform us of their wishes. This has worked for us repeatedly with recent past issues;

5 – our budget challenges last year tie back in part to unplanned legal costs. This is about to become much more expensive, which is not in the coming budget.

Mr. Doherty seconded the motion. After further discussion and with none opposed, the motion passed.

Recording meetings

Mr. Doherty had requested that the Revised Code of Washington, or other relevant law, be provided regarding the legality of recording Board meetings. Mr. Peterson shared that although the law does not prohibit such recordings, there are challenges with doing so. Mr. Doherty stated he feels the benefits outweigh the challenges that may occur. Discussion followed.

Mr. Doherty motioned that board meetings be recorded, the recordings held for 60 days for review by the secretary and members upon request, then destroyed. Mr. Tucker seconded the motion. After the vote the motion failed with Mr. Nelson, Mr. Peterson and Mr. Kneadler opposed.

NEW BUSINESS

Short-term rental lottery results

Mr. Anderson reviewed the recent lottery drawing for the 18 positions available in 2019 for short-term rental status. He additionally relayed that as 23 applications had been received from members, 5 were denied after the lottery had been conducted.

He recommended that changes to the process be considered as members not in good standings should be denied at the lottery, eliminating the need for staff to manage the applications prior. The second change was that penalties be recorded under the member's name, not the property.

Seller Access Control fee- Tabled

Annual Meeting Preparation- Tabled

COMMITTEE REPORT

Capital/Long-Range Planning

Mr. Tucker reported that in preparation for the Annual Membership Meeting, the committee had been working to identify which projects to research feasibility and resulting costs. Larger projects would require funds be collected for a few more years, but smaller projects could be presented for a vote this year. Discussion followed with no further action taken.

Facilities/Maintenance

Mr. Nelson shared that the replacement of the docks is the priority at this time.

Mrs. Fifer shared that Well #3 had been evaluated resulting in the pump motor being replaced at a cost of \$17,451 and having been paid from the Water Reserve fund.

Social Events

Mr. Kneadler shared that Aaron Crawford will be performing again this year and that a group of members were sponsoring a concert on Labor Day weekend again this year.

Mr. Dobraz shared that he would be hosting a “Sip n’ Dip” social event at the clubhouse on Saturday, March 2nd, starting at 4:00pm, open to all members.

MEMBER CORRESPONDENCE/QUESTIONS

Mrs. Fifer directed the Board to review the three member correspondence received this month in the Board packet: A short-term rental hardship request, a noise complaint, and an appeal regarding the enforcement of the RV setbacks. No discussion followed nor action was taken.

Mr. Schaeffer, member in attendance, provided his appeal regarding a non-household garbage compliance letter received. He stated the item placed in the compactor was not “building materials” as stated in the compliance letter and that the \$300 fine was excessive and that warnings should be given.

Mr. Schaeffer then reported a Covenant construction violation. The Board agreed to review for enforcement consideration.

Dan Russell arrived at 7:15pm.

Mr. Webb, member in attendance, who had appealed a non-household garbage at the previous meeting, apologized for placing the item in the compactor and again requested the Board waive the fine.

Mr. Doherty stated that compliance infractions should initially be warnings for all offenses. Mrs. Fifer shared that the current Association Rules state that immediate fines be issued for compactor, fueling on community property and underage driving violations, and therefore warnings are not issued. Mr. Anderson suggested that enforcement of the two non-household garbage violations be tabled at this time.

Mr. Kneadler moved, Mr. Peterson seconded, and the motion carried unanimously to adjourn the Board meeting at 7:40 pm.

Submitted by:

Jeri Fifer, Acting Secretary