

LAKE ENTIAT LODGE ASSOCIATED
Meeting of the Board of Directors
January 13, 1990

TIME & PLACE

There was a Meeting of the Board of Directors of the Lake Entiat Lodge Associated at 2:00 pm on Saturday, January 13, 1990. The meeting was held in Mr. Vance's home on the project on Lake Front Road, Orondo, Washington.

PRESENT

The following Directors were present for the meeting: Bill Vance, Robert Podlich, Terry Schmitz, Jack Divine, Tammy Doherty, who arrived at 2:20 pm, and Jim Marriott, who arrived at 2:50 pm. Also, present were Alex Osenbach and Jean and Emmett Holmes. Mr. Vance acted as Chairman and Mr. Osenbach acted as Secretary.

APPROVAL OF PRIOR MEETING MINUTES

The minutes of the October 28, 1989 Meeting of the Directors were reviewed. After a motion duly made and seconded, the minutes were unanimously approved as submitted.

FINANCIAL REVIEW

The Financial Statements of December 31, 1989 were reviewed. Mr. Osenbach noted that these were preliminary statements and an additional expense of \$512 was required for legal costs.

Expense variances were explained as follows: Payroll costs were based on the Board's additional expenditures approved at the September 6th meeting. Building maintenance was the cost to relocate the picnic structure and waterline valve replacement. Legal was the DeRango collection expense. In the other category were the costs to obtain the dredging permits. Other income was the sale of two lots owned by the association.

The Board discussed the tax effects on the profit.

A.C.I. AGREEMENT

The Board reviewed and discussed the Hillis letter of December 12th. Mr. Osenbach explained the visit to the site by Tom Peterson and Steve Rovig in early December. After a motion by Bob Podlich and seconded by Jack Divine, the following Resolution was unanimously adopted:

Resolved That: The Hillis Firm is instructed to proceed with their recommendation contained in their December 12, 1989 letter to obtain the deeds to the Community Property as per the May 1980 Agreement with A.C.I.

It was suggested that the Hillis Firm attempt to determine if the subject property south of Lake Entiat Estates is available.

LOT COLLECTION MATTERS

Ralph Norton Property: Mr. Osenbach stated that the transfer to the Association of the two lots was filed on January 12th and that the Association could proceed with the sale of the lots.

Harry Setser Property: Mr. Osenbach referred the Board to the Setser letter and explained that Mr. Setser would like to deed the property to the Association in lieu of the unpaid fees. After a discussion, the Board unanimously adopted the following Resolution:

Resolved That: The Association accept Mr. Setser's offer to deed his lot to the Association in lieu of the unpaid fees subject to a title check for other security interests.

Reba Lombard Letter: The Board reviewed Ms. Lombard's letter and asked Mr. Osenbach to respond stating that the Board could not waive the fee or interest.

MULTIPLE LOTS

Mr. Osenbach asked the Board to review the Resolution adopted at the October 28th meeting regarding lot fees.

The Board agreed that the Resolution was correct. President Vance appointed Robert Podlich and Tammy Doherty to a committee to prepare for the Board a written summation of the benefits and disadvantages to the Resolution, as well as, a listing of the possible questions and answers to interpret the Resolution.

CLUBHOUSE RULES

Mr. Vance updated the Board on the steps which were taken regarding the questions raised by the members regarding the use of the clubhouse. Mr. Vance stated that signs were placed in the clubhouse in both English and Spanish and that the staff was asked to enforce the ID tag requirements even in the winter months.

TREES ON LOT 52 BLOCK 7

Mr. Schmitz asked the Board to consider the removal of community trees which were located in front of Lot 52 Block 7. After a discussion, the following Resolution was unanimously adopted:

Resolved That: Mr. Jack Roberts could remove trees identified by the Board at his expense. The removal must be complete, including all stumps, limbs and debris. The area must be able to be mowed and planted with grass seed.

VARIANCE REQUEST

The owners of Lot 33 Block 7, Jones and Ratcliff, are asking the Board for a variance to construct the deck of the home inside the setback requirements of the Association. Mr. Osenbach explained that this lot is one of three lots with the 100' requirement to locate a septic tank system adjacent to the water system. In order to build on this lot, the County requires the septic system to be located on the street side of the lot, as depicted on the site plan. The lot owners ask to build the deck of the home in the setback area. Following a discussion, the Board unanimously adopted the following Resolution:

Resolved That: A variance is granted to Lot 33 Block 7 to construct the deck of the subject home to within 5' of the property line. Deck is to be constructed at the main floor level or below: Subject to the submittal of plans which reflect the exact construction of the home.

NEXT MEETING

The next meeting of the Board will be on March 10th at 2:00 pm at Mr. Vance's home at the project.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 3:45 pm.

Correct

Bill Vance
President

Alex Osenbach
Acting Secretary