

LAKE ENTIAT LODGE ASSOCIATED
Annual Meeting of Members
May 15, 2021

INTRODUCTIONS

The Annual meeting of Lake Entiat Lodge Associated was called to order at 9:08 AM by Board president, Bill Tucker. The meeting was held in the Orchard Hall of the Wenatchee Convention Center in Wenatchee, Washington. Members in attendance represented 107 lots, with 48 attending in person and 55 online. The Board of Directors were then introduced:

Bill Tucker, President	Kim Martin, Director
Neil Doherty, Vice President	Bob Hawk, Director
Dan Russell, Director (not in attendance)	Chad Evans, Director
John Peterson, Director (not in attendance)	J. Anderson, Treasurer

Mr. Tucker introduced the Lake Entiat Lodge Associated staff in attendance: Community Manager Stacey Browning; Lynsey Miller, Administrative Assistant; and Thomas Everly, Facilities/Water Manager.

2021 SPECIAL MEETING BY-LAW CHANGE

Mr. Tucker shared that when COVID-19 restrictions prevented conducting an Annual Meeting in 2020, the Board of Directors passed an Emergency Resolution. The Resolution extended the terms of the 4 Director positions that were up for re-election in 2020 for an additional year. He added that, in doing so, the Board had to figure out how to hold the 2021 Director elections as per the By-laws that stated: 4 Director positions would be elected every even year, and 3 Director positions and the Secretary/Treasurer position would be elected every odd year.

Mr. Tucker explained the three different options that the Board had formulated, stating that the Board was recommending the first option to the membership. First option holding a member vote to change the wording of the By-laws by flipping the number of Director positions up for election for even and odd years, thereby extending the terms of the 3 Director positions and the Secretary/Treasurer position that are up for election in 2021, for a year, and holding elections for the 4 Director positions that were up for re-election in 2020. Mr. Tucker explained why the option was chosen and what membership approval of the option would mean. He then asked the membership if anyone would make a motion.

Nick Nelson motioned to approve the By-Law Revision. Mark Doennebrink seconded, and the By-law Revision was approved.

2020 YEAR IN REVIEW

Mr. Tucker provided a review of the Association business for 2020.

- The Board of Directors held 9 Board Meetings.
- The Board, and staff, stayed current on HOA pandemic procedures.
- The dock fund was reviewed.
- A vote for bathrooms by the boat docks was prepared.
- The Board onboarded a new Community Manager, Stacey Browning.
- The Covenants were updated.
- The Board and staff enabled fully virtual Board Meetings.

APPROVAL OF 2019 MEMBERSHIP MEETING MINUTES

Mr. Tucker presented the minutes of April 13, 2019, Annual Meeting of the Membership for approval. He asked the membership if anyone would make a motion.

Terry Schmitz motioned to approve the 2019 Annual Meeting Minutes. Nick Nelson seconded, and the 2019 Annual Meeting Minutes were approved.

2020 FINANCIAL REVIEW

Mr. Anderson shared that the Association had approximately \$125,000 in Cash Reserves, \$623,532.34 in Major Maintenance Reserves, \$197,281.07 in Water System Reserves, and \$255,721.86 in the Special Capital Reserves. He added that the Major Maintenance Reserves was low for how much it needs to cover, as was the Receivables, and that the Operation Budget was underspent.

Mr. Anderson explained how the 2021 membership dues, of \$1,917, were the same amount as the 2020 membership dues. The dues funds are being used for Operations, Major Maintenance, Special Capital, and Water System Reserves.

COVENANTS REVIEW

Mr. Doherty discussed why the Covenants were updated in 2020: The community had changed. There were certain areas of the Covenants that had caused problems due to vagueness and inconsistent terminology. The Board thought the Covenants should align with Douglas County Code, where practical and possible, and with the other Governing Documents.

Mr. Doherty also explained the process the Covenants Committee went through to update the Covenants. Over 300 hours were spent analyzing the Covenants and drafting updates, mailing out the updates in a survey to the membership, tabulating the survey results, redrafting updates, mailing out a ballot to vote on accepting the Covenants updates, processing the results of the vote. He added that 260 members voted, with 233 approving the updates and 27 rejecting them. As over 50% membership approval was needed, and over 50% of the membership approved, the Covenants updates were made.

Mr. Doherty introduced the Covenants Committee members: The entire Board of Directors, Jeri Fifer, Don Sass, Bill Mann, Mark Dibble, Kelly Edwards, and Terry Schmitz. He then thanked them for their time and effort.

ELECTION OF DIRECTORS

Mr. Evans directed members to the ballot and asked if anyone wished to run for a Director position as a write-in. With no candidates for write-in, Mr. Evans introduced each candidate on the ballot running for a Director position: Bill Tucker, Colleen Hilton-Americk, Mark Dibble, Neil Doherty, and Nick Nelson. Each candidate took turns sharing a brief statement about themselves, and then Mr. Tucker initiated the vote.

LONG RANGE PLANNING

Major Maintenance Reserves

Mrs. Martin shared the new amenities added to the community, in 2019 and 2020, with the Major Maintenance Reserves. A new golf cart, new truck, and dump trailer had been purchased for staff in 2019. A 'children's play structure had been replaced, a new mower was purchased, and the clubhouse was painted in 2020. Mrs. Martin discussed the amenities that were planned for 2021. The water system alarm, clubhouse carpeting, and staff mule would be replaced. Also, the dock replacement would progress.

Water System Reserves

Mrs. Martin explained that the Water System Reserves were used to replace some major water valves and fund the Association Backflow Assembly Device Test Program in 2020. She added that the Backflow Program would, again, be funded by the Water System Reserves in 2021.

Special Capital Reserves

Mrs. Martin presented plans to build bathrooms in the park near the boat launch. After answering questions from the members, she asked the membership if anyone wanted to make a motion.

Nick Nelson motioned to approve funding for the construction of bathrooms by the boat launch, not to exceed \$85,000. Mark Doennebrink seconded, and the motion passed.

FACILITIES & OPERATIONS

Mrs. Martin shared that without access to Otto 'Ross' yard waste piles, a yard waste bin was brought into the community in 2020 and brought back this year. She announced that recycling had also been brought into the community this year. Mr. Martin explained the progress with the dock update and that the Association was waiting for bids. She reminded the membership about Firewise and how a curbside clean-up had been done in April.

COMMUNICATIONS

Mr. Hawk discussed the different ways the Board and staff communicated with the membership: the association website, the e-newsletter and email blasts, the unofficial Facebook page, surveys, and by allowing remote attendance at Board Meetings. He explained that to receive email blasts, members needed to sign an E-Notification Consent Form. Mr. Hawk announced that so far, 61 additional members had signed up for e-notifications in 2021.

Mr. Hawk shared that the community gained 74 new members since January of 2019.

SOCIAL EVENTS

Mr. Hawk announced that the Social Committee had been refreshed and that several events were being planned for 2021: The Pancake Breakfast, the Community Garage Sale, a neighbor Meet and Greet, the Aaron Crawford Concert, the 4th of July Parade, a 4th of July Food Drive, the 4th of July Fireworks Show, a drive to collect school supplies and snacks for Orondo School students, the Chili Cook-Off, Oktoberfest, and the Clubhouse Decorating Holiday Potluck.

Mr. Hawk introduced the Social Committee members: Colleen Hilton-Americk, Patricia Sells, Kaley Mitchell, Beth Arias, Taryn Paulsen, and Lauren Kutschka. He then thanked them for their time and effort.

CLUBHOUSE & POOL PLAN

Mrs. Browning announced that the clubhouse and pool would be opening on May 20th. It will be open 7 days a week: From 10 AM to 7 PM, Sunday through Thursday. From 10 AM to 10 PM, Friday and Saturday. On holiday weekends, both will be open until 10 PM on Sundays. She added that there would be a lap swim available from 9 AM to 10 PM every day.

Mrs. Browning explained that there would be a reservation system for the pool and added that only a 1-hour period a day could be reserved, and up to 8 people per property per reservation. However, walk-ins are welcome if spots are available. Per COVID mandates capacity limit of the clubhouse is 54 people and the pool area is 138 people.

Mrs. Browning reminded people that social distancing is required, as are face masks for non-vaccinated individuals. She added that the pool furniture would be out and socially distanced and requested that member do not move the furniture.

UPRIVER DEVELOPMENT

Mr. Tucker shared that he met with the owner/developer of the property on the upriver side of the community, Dave Dufenhorst. He said that Mr. Dufenhorst's plans are to build a 25-home community and a hotel, focusing on 8 of the homes first. The entrance will be the same exit off the highway as Sun Cove, but with a right turn onto Edgewater. Short-term rentals are not allowed in the community, and the hotel will likely include a restaurant and spa. Plans also include shoreline docks shared by every 2 riverfront homes, but no marina or boat launch.

Mr. Tucker expressed the concern of the new community members accessing Sun Cove and using the boat launch. A possible solution being gating the community at either the entrance or at the boat launch road. He explained that the Association's first response is to monitor the use of the community, by having staff check every vehicle/watercraft for permits as they enter the community at the tennis courts, to see how many non-members will try to access or already are accessing the community. The gathered data would show if gating the community is necessary.

SPECIAL RECOGNITION

Mr. Tucker acknowledged several members, Dan Russell, Neil and Tammy Doherty, Jack "J" Anderson, and Jack Divine, who had largely contributed to the community during their residency.

Mr. Tucker shared that Dan Russell had been on the Board for 27 years, most of which were as president , in that time, Dan had led the development of many parts of the community: the marinas and docks were expanded, the roadways were paved, a roadway to the boat launch was created, the CC&Rs were updated 4 times, 5 miles of community trails were added, the community was established as a golf cart zone, Waste Management and recycling services were initiated, the community entrance was landscaped, the wells and water tower were replaced, the pool deck was expanded, fiber connections were installed, the launch park was added to the community, the Community Manager position was developed, and much more.

Mr. Tucker added that, even though Dan did not run for re-election to the Board, he still planned to be active in the community. For example, Dan wanted to be on the Dock, Long Range Planning, and Architectural Review Committees.

ANNOUNCEMENT OF THE ELECTION RESULTS

Mr. Evans announced that Bill Tucker, Neil Doherty, Colleen Hilton-Americk, and Mark Dibble had been elected to the Board of Directors. He then congratulated the elected candidates and thanked the membership.

CLOSING

Mr. Tucker opened the floor for additional questions or comments. As no further business was presented, the meeting was adjourned at 11:30 AM.

Submitted by Stacey Browning, Acting Assistant Secretary