

Lake Entiat Lodge Associated
Meeting of the Board of Directors
August 16, 2013

TIME AND PLACE

The Board of Lake Entiat Lodge Associated met Friday, August 16, 2013. The meeting was held at the Sun Cove Clubhouse in Orondo, Washington and called to order by Board President Dan Russell at 6:00 pm.

PRESENT

The following Directors were present: Dan Russell, Nick Nelson, Darrell Richards, Walt Wheeler and Brandon Fix. Treasurer J Anderson, Community Manager; Jeri Fifer, Grounds/Facilities/Water Manager; Jason Knight and Administrative Assistant Nancy Gifford were also present. Three association members were in attendance.

APPROVAL of MINUTES

Mr. Russell presented the July 12, 2013 Board Meeting draft minutes for approval.

Mr. Fix made a motion to accept the July 12, 2013 meeting minutes as presented. Mr. Nelson seconded and the motion carried unanimously.

FINANCIAL REVIEW

Treasurer, J Anderson, reviewed the June financials and noted there were no significant YTD variations. Mr. Anderson reviewed the budget process with a trial budget to be presented for board review at the October board meeting. Mr. Anderson also requested that all board member submit any desired 2014 capital expenditures, with estimates, to him prior to the September 20th Capital/Long Range Planning retreat.

WELL UPDATE

Mr. Russell reviewed the new well 4 cost estimates, noting the most recent \$334,580 estimate is under the April 2013 member approved budget of \$388,327. Well #4 is now online and all that remains to be completed on the project is: planting of replacement trees, hydro-seeding, asphalt trail repairs and the irrigation tie of wells #1 and #2. All work is planned for completion within a month.

Owners on the new construction wait list were to be given approval to start construction per the Department of Health. Mr. Nelson recommended we have a contingency plan for a backup Water Manager should Mr. Knight be unavailable or on vacation.

The Board discussed posting pictures of the inside of the well on the website/newsletter and to host an open house for members during the July 4th event in 2014.

COMMITTEE UPDATES

Trail Update

Mr. Richards shared the response received from the Bureau of Reclamation in regards to his request to waive the \$4,000 fee to keep the permit active on Phase 2 of the trail system. They would not waive the \$4,000 fee, but will consider waiving the land use fee. He also shared that the association has only the USBR to work with on this phase of the trail, not Douglas County or Fish and Wildlife, which should decrease costs significantly.

The Board agreed that it would be cost effective to gather bids from vendors for both Phases, 2 & 3. Mr. Richards shared that a new route is being considered to cut down on fencing costs for Phase 2 of the trail system.

A letter will be sent to Douglas County to request partnership with them as assurance of maintenance to Phase 3 of the trail system. Chelan County PUD requested that the association access some method of backup assurance for a trail across their property.

Mr. Richards shared the proposed Phase 1 Trail mitigation map recently submitted to a biologist for approval. Once approved, plans will be submitted to Douglas County for acceptance. The new location moves a large portion of the plantings from the high traffic area on the center cove to the upriver spit which is already overgrown and rarely used by members.

Water Meters

Mr. Nelson reviewed a 2012 research of meter reading equipment. It currently takes 70 hours to manually read all the water meters and mistakes occur in hand and data input style recording the information gathered. Mr. Nelson suggested that the Board might want to consider using the remaining funds from the member approved well budget to purchase the meter reading equipment to avoid depleting the Water Reserve Fund.

COMMUNICATIONS

Surveillance cameras

Mr. Fix shared options for a web-based wireless infrared surveillance camera system for the trail, launch, docks, water tower, pump house, shop and the remote orchard area. These areas could be viewed by staff, board members or even select volunteer owners remotely through their computer/smart phone or be notified by text with a picture attached whenever motion is detected. The cost would be \$275 for each camera, and \$6-\$12 per month. The board decided to table the cameras but did approve the

purchase (up to \$500) for wireless motion sensor lights on the docks as a trial in deterring vandalism and theft. Mr. Fix will get bids on an upgraded camera system for the clubhouse.

LONG RANGE PLANNING

A strategic planning session has been scheduled for September 20, 2013 for the Board to discuss long range planning.

RULES/BYLAWS

Buoys: The board requested that letters be sent to the 7 owners with buoy permits, from miscellaneous entities, instructing them to place their name on the buoy(s) by September 2, 2013. All remaining buoys will be removed from the cove to assist with review and planning for 6 association buoy permit requests soon to be sent to Douglas County. All owners will be able to use the new association owned buoys when or if we are granted permits.

Community property hours: The Board discussed extending the hours of the clubhouse and pool as there have been repeated requests on keeping the pool open later on weekend nights. The board will review this request for the 2014 season. Staff recommended that parents accompany their children (under 18) to the clubhouse and pool as supervision.

Speed Limit: Mr. Wheeler, as a safety measure, recommended we consider lowering the 25 mph speed limit to 20 mph and use removable speed bumps during the summer months. After discussion the issue was tabled and will be discussed during upcoming meeting(s).

SOCIAL EVENTS

The Jeff Dowdell Memorial Chili Cook-off will be held on August 31, 2013 at the Gazebo.

Oktoberfest will be held on October 5, 2013.

NEW BUSINESS

Owner Correspondence

Mrs. Fifer went over the monthly compliance letters sent.

The Board reviewed a letter and picture regarding the damage done to the parking lot by a member's golf cart. Since no costs were incurred in the repairs, no fine will be assessed. All association property vandalism costs will be assessed to the property owner including staff time and follow-up.

An owner in attendance asked if staff could call and alert owners of violations and vandalism rather than sending compliance letters. The association rules and regulation state the enforcement procedures to be taken on compliance issues. Staff will give a verbal warning when possible. When violation is reported by an owner or vandalism occurs, staff will continue to follow the enforcement procedures.

The Board discussed an email received from a new property owner, regarding a warning received that their non-grandfathered tree being out of compliance with the Association Covenants 22 foot height limit. The Board consensus was that the resolution remains on the new owner of the property. The association relies on complaints received regarding trees out of compliance on enforcement of non-grandfathered trees.

ADJOURNMENT

Mr. Nelson made a motion to adjourn the meeting at 8:40 pm and Mr. Fix seconded. The motion passed unanimously.

Submitted by:

Nancy Gifford
Acting Assistant Secretary