




Annual Meeting Agenda




- **Introductions**
- 2021 Special Meeting By-law Change
- 2019 Membership Meeting Minute Approval
- 2020 Year in Review
- 2020 Financial Review
- Covenants Review
- Election of Directors
- Long-Range Planning
- Special Capital Amenities Vote
- Facilities & Operations
- Communications
- Social Events
- Clubhouse & Pool Plan
- Upriver Development
- Special Recognition
- Election of Directors Results
- Closing

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Introductions




Bill Tucker	President/Director
Neil Doherty	Vice President/Director
John Peterson	Director
Dan Russell	Director
Kim Martin	Director
Chad Evans	Director
Bob Hawk	Director
J Anderson	Secretary/Treasurer
Stacey Browning	Association Manager
Lynsey Miller	Administrative Assistant
Thomas Everly	Facilities/Water Manager

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2021 Special Meeting Background



COVID Restrictions Impact

- COVID-19 Restrictions issued in March 2020 prevented holding the 2020 Annual meeting elections in April as required.
- To provide ongoing management of the association the BOD passed a resolution extending the terms of the four directors positions due for elections in 2020, which was in an even year.
- The Bylaws state that at the 2021 Annual Meeting we would be required to have the remaining three director positions up for election, as it is an odd year.

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Director Election Options


The Board of Directors considered the following 3 Options....
At the 2021 Annual Membership Meeting we could ...

A - Hold a Special Meeting just before the 2021 Annual meeting, to vote on changing the bylaws so that going forward, the four Director positions are elected in odd years, and three Director positions and Treasurer positions are elected in even years; **or**

B - Hold elections for the Treasurer, and the three Directors originally designated for 2021 elections, and extend the 4 Director positions due for elections in 2020, to 2022; **or**

C - Hold elections for all 7 Directors and the Treasurer roles at the 2021 Annual Meeting.

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Board Recommendation

Option A: Change Article II, Section 4 of the By-Laws as shown below.

The Board of Directors shall consist of seven (7) members elected by the membership to serve two (2) year terms. In the odd year, ~~three (3)~~ **four (4)** Directors will leave the Board. In even years, ~~four (4)~~ **three (3)** Directors will leave the Board. The Board of Directors will elect the President and Vice President from individuals on the Board. All other Board members will be considered Members-at-Large. The Secretary and Treasurer will be elected by the members and shall serve two year terms. All Board members and the Secretary and Treasurer may succeed themselves if re-elected by the Association members at the end of their two year period of office.

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By-law Change Request

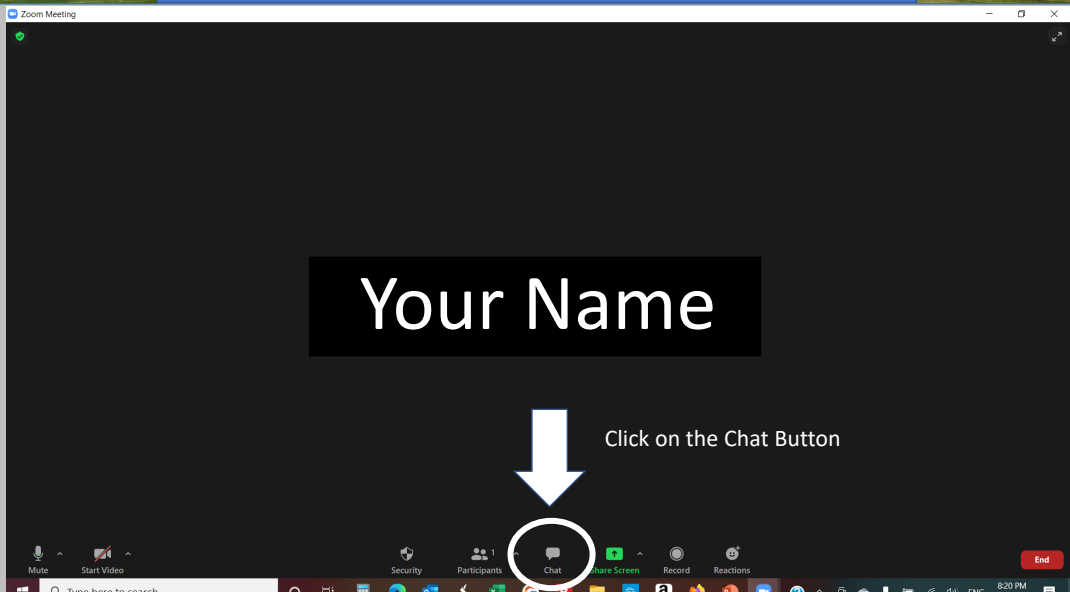
Your support for this recommendation makes possible:

- Retains a partial set of Directors to provide ongoing continuity and onboarding of new Directors (as established by the existing by-laws);
- Ensures the next Directors up for reelection are those who were next due for elections;
- Allows the Directors who served during the 2020 pandemic to each serve one additional year (rather than four serving four years and the other three 2 years);
- Resumes the biannual election of all Director positions going forward, as established by our governing documents.

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How to Vote via Zoom




Your Name

Click on the Chat Button


The screenshot shows a Zoom meeting window with a toolbar at the bottom. The 'Chat' button, represented by a speech bubble icon, is circled in white. A white arrow points from the text 'Click on the Chat Button' to this button. The name tag above the toolbar displays 'Your Name'.

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By-law Change Request Vote





Online registered attendees please vote via the Zoom Chat Window link: By-law Change Vote

In person attendees please vote on blue ballot

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2019 Membership Meeting Minute Approval






Online registered attendees please vote via the Zoom Chat Window link: Meeting Minute Vote

In person attendees please vote on green ballot

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2020 Year in Review




- Board of Directors met 9 times
- Learning to cope with COVID-19
- Reserves Targets progress
- Covenant Refresh Completed – over 300 hours; 11 covenants
- Board Communications - Transparency progress
- Enabled Virtual Board Meetings
- Onboarded New Community Manager Stacey

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• Special Capital Amenities Vote	

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2020 Financial Review		
	<u>2020</u>	<u>2021</u>
<u>Individual Yearly Member Dues</u>	<u>\$1,917</u>	<u>\$1,917</u>
Operations	\$1,129	\$1,129
Major Maintenance	\$488	\$488
Special Capital	\$200	\$200
Water System	\$100	\$100

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2020 Year End Reserve Fund Balances	
Major Maintenance	\$623,531.34
Water System	\$197,281.07
Special Capital	\$255,721.85

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Covenants Review



Covenant Committee Convened June 2019
Purpose & Structure

Why

1. Address the changes that have occurred in our community
2. Clarify areas that have caused problems
3. Align, where possible & practical, with Douglas County building codes
4. Keep terminology consistent
5. Incorporate existing relevant documents


Time
 Over 300 hours spent:

1. Meeting & discussing
2. Texting, drafting - redrafting


Committee Composition

1. Entire Board & Treasurer
2. Community Manager
3. Five members of our community

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Covenants Review




Process

Once a draft set of covenants was agreed on:

1. Sent out "Covenant Amendment Survey"
 - A. Current covenant
 - B. Recommended change
 - C. Summary of, and reasons for, change
2. Survey results were tabulated
 - A. Covenants with >30 disagreement:
 - Discussed, changed or not changed
 - B. These were sent out for additional comments
 - C. Covenant proposal finalized
3. Proposed covenants sent out
 - Need 50% +1 members to approve
 - Total members = 439, i.e. 220 + 1 = 221
 - 260 responded
 - 233 positively, 27 negatively
4. Documentation sent to county



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Election of Directors



Board Members - Select 4:

- Bill Tucker
- Colleen Hilton Americk
- Mark Dibble
- Neil Doherty
- Nick Nelson
- Write In: _____



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Board of Directors Vote
Vote for 4





Online registered attendees please vote via the Zoom
Chat Window link: Board Director Vote

In person attendees please vote on purple ballot

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Long Range Planning Major Maintenance Reserves




<p><u>2019 Purchases:</u></p> <ul style="list-style-type: none"> • Kids Play Structure • Golf Cart <p><u>2021 Planned Purchases:</u></p> <ul style="list-style-type: none"> • Mule Replacement • Continuing Dock Replacement Expenses 	<p><u>2020 Purchases:</u></p> <ul style="list-style-type: none"> • Replaced Truck • Water System Alarm • Mower • Grounds Cart • Clubhouse / Office Flooring • Clubhouse Paint • Central Lagoon Dock Replacement Design/Permits
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2020 Year End Balance: \$623,531.34

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Long Range Planning Water System Reserves



2019 / 2020 Expenses:


- Backflow Testing Program
- Replaced Major Water Valves

2021 Planned Purchases:


- Backflow Testing Program

2020 Year End Balance: \$197,281.07

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Long Range Planning Special Capital Reserves

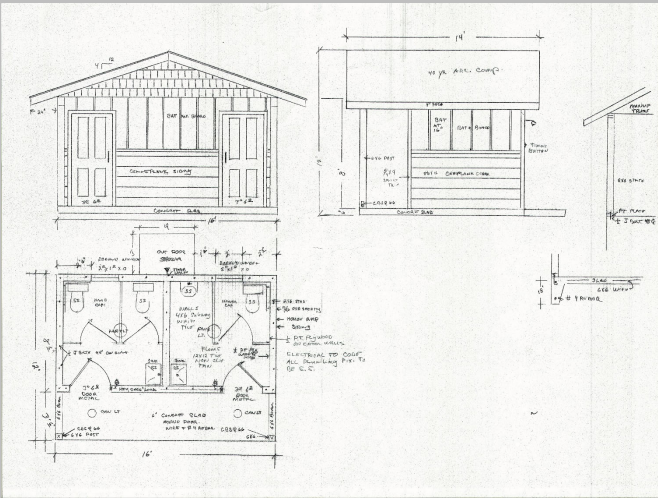


2019 Expenses:

- Picnic Benches
- Dump Trailer

2021 Proposal:

- Park Restroom
Not to exceed \$85K



2020 Year End Balance: \$ 255,721.85

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Special Capital Vote Park Restroom





Online registered attendees please vote via the Zoom Chat Window link: Park Restroom Vote

In person attendees please vote on yellow ballot

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Facilities & Maintenance




- Yard Waste
- Recycling Program
- Dock Update
- Firewise Debris Clean-up
- Access to Community Amenities



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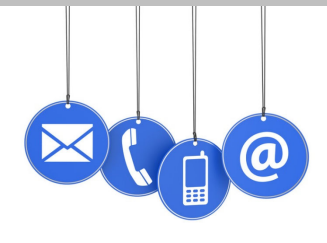
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Communications



- Website: www.suncove.net
- E-mail Notification (61)
- E-Newsletters & Blasts
- Unofficial Facebook Page
- Owner Surveys
- Remote Attendance



- 74 New Members since January 2019



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Social Events



- May 16th: Drive-through Pancake Breakfast (8-10am)
- May 29th: Community Garage Sale (9am – 4pm)
- May 29th: Neighbor Meet & Greet (5-7pm)
- July 3rd: Aaron Crawford Concert (8pm)
- July 4th: Parade & Food Drive (10am), Fireworks (Dusk)
- August: Backpacks, School Supplies & Snacks
- Sept 6th: Chili Cookoff
- October: Oktoberfest
- December: Clubhouse Decorating / Holiday Social Potluck




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Clubhouse & Pool Plans



Plan to open Clubhouse & Pool on 5/20/21:

- Will be open 7 days a week
 - Sunday – Thursday: 10am – 7pm
 - Friday – Saturday: 10am – 10pm
 - Sundays of holiday weekends: 10am – 10pm
 - Lap swim only: 9am – 10am daily
- Capacity limited due to current COVID-19 restrictions
- Reservations required for Pool use (max 8 people per household)
 - Walk-ins welcome – based on availability



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Upriver Development



5/1/21 meeting between Bill Tucker & Dave Dufenhorst (owner & developer):

- Gated access onto their new road connects to Edgewater (the right turn at Ciderworks)
- Currently focused on the first 8 of 25 planned homes, each on one acre lots.
- A 25-35 room hotel will sit on the ridge overlooking the waterfront section and include a restaurant and likely a spa.
- Plans include shoreline docks shared by every two riverfront homes, but no boat launch or marina.
- Their covenants forbid short term rentals.

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2021 Lake Entiat Estates Annual Meeting



Special Recognition

Dan Russell

A sample of the contributions to our community ...

- Marina and docks expansion
- Paved roadways and Marina roadways
- Four rounds of CCR updates
- 5 miles of Community Trails
- Golf cart community
- Waste Management and recycle services
- Entrance Landscaping
- New wells and Water Tower
- Long Range Community plans
- Pool deck expansions
- Fiber connections
- Launch Park

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2021 Lake Entiat Estates Annual Meeting

Special Recognition

Dan Russell

Over 22 years of Board leadership, many as the President

- *Remote attendance participation in this annual meeting*
- *Community manager development*
- *And many, many more as you saw*

Continuing to volunteer his time to Sun Cove

- *Dock Replacement task force*
- *Long Range Planning*
- *Architecture Review committee*

THANK YOU DAN!


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Board of Director Results

Congratulations to the elected Board Members:

- 1
- 2
- 3
- 4

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Thank You!

Thank you for your participation

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