

Annual LAKE ENTIAT LODGE ASSOCIATED  
Minutes of the Meeting of Members  
April 24, 2010

**WELCOME and INTRODUCTIONS**

Dan Lungren, President of Lake Entiat Lodge Associated, called the meeting to order at 9:05 AM. The meeting was held in the multi-purpose room of the Orondo Elementary School, Orondo, Washington. There were members in attendance representing 93 lots. Mr. Lungren introduced the Board of Directors, Lake Entiat Lodge Associated Staff and Management Company representatives to the membership.

Dan Lungren	President and Director
Bryan Wheeler	Vice President and Director
Brandon Fix	Director
Greg Zeller	Director
Nick Nelson	Director
Margaux Mason	Director
Kevin Kalberg	Secretary/Treasurer
Mike Knight	Groundskeeper
Grace McClellan	Site Manager
Alex Osenbach	Management Company Representative
Ken Flynn	Management Company Representative

Mr. Lungren thanked those members who helped with the preparation for the meeting; Rachel and Bud Schmidt and Carol Sass. Mr. Lungren continued to thank the Board and Kevin Kalberg for their work this past year. He gave special credit to Mr. Kalberg for all his work this past year as he helped to keep focus on our finances.

**APPROVAL OF MINUTES**

The minutes of the April 18, 2009 annual meeting of the members were reviewed. After a motion duly made and seconded, the minutes were unanimously approved as submitted.

**NEW OWNERS**

New Owners were requested to stand and introduce themselves. There were three new members present that introduced themselves at this time.

**2009 FINANCIAL REVIEW**

Kevin Kalberg, the Association's Treasurer, presented a summary of the 2009 financial position. Mr. Kalberg started by displaying the breakdown of the annual assessments: 50% of the assessments go to

operations, 20% go to the loan repayment, 21% go to the member's special capital account, 6% go to the capital fund and 3% goes to the water system replacement fund. Mr. Kalberg then summarized the key elements in the operating statement. He continued with a review of the 2010 budget and explained the budget process. The budget process begins in October with a review by the Board in preparation for the November approval. In November the Board again reviews the proposed budget to verify that all expenses are in line with the estimated and actual experience. The Budget is then adopted by the Board. The Budget needs to be adopted in November so that notification of the budget and the next year's payment coupons can be mailed to the members in December. A member budget meeting must be held within 60 day after the budget is mailed to the members. The Budget is approved and can be rejected by the members if 50% of the membership are in attendance at the budget meeting and reject the budget. The best way that a member can influence the budget is by attendance and participation in the discussion at the October and November Board meeting.

## **COMMITTEE REPORTS**

**Social** - Bryan Wheeler reported that the goal of the social committee is to have some type of activity each month. This past year the following sponsored association activities were held: 4<sup>th</sup> of July, New Years Eve, Chili Cook Off, Salsa Challenge, Wine Tasting, October Fest, and Holiday Decorating Event. This year following the Annual meeting there is a pancake breakfast on Sunday morning. The committee is also attempting to set up a Golf tournament in June. Mr. Wheeler thank all the volunteers for they help in these event and hopes that the events will continue with the support of the membership.

**Communications** – Brandon Fix reported on the progress that has been made to improve the web site and pointed out the new additions that the members will find following their registration to the site. Most members have received their invitation and instructions to access the site. If anyone is having difficulty they should contact Brandon and he will walk them through the process.

**Operations and Facilities** – Margaux Mason reported that member volunteers were in the process of making improvements to the entry monuments with improved plantings and landscaping. The Signs will be repainted and all the work is expected to be completed by Memorial Day.

**Long Term Planning** – Mr. Zeller reported that Craig Kruger (community designer) has been retained to put together a vision of what might be possible for future development within our community. The committee has seen a preliminary conceptual plan and a final draft plan should be available in a few weeks. *Zeller reported that new pool deck lighting and lighting for the new docks is also being looked at as possible expenses for this year.* Mr. Zeller pointed out that the Special Capital fund would not be spent without member approval. At the completion of the 8 quarter period the fund will have approximately \$300,000.

Mr. Lungren thanked all the committee chairpersons for their work and especially thanked Brandon Fix for all the time he spent on the web site and news letter. In addition Mr. Lungren thanked Michele Bartoli for her previous work on the web site. She got us started.

## **Door Prize Drawing**

The Cider Works donated a hammock as a door prize and a member selected a number held by Carol Sass. The Association thanks the Cider Works for the donation.

## **Dumping**

Otto Ross explained that his orchard site is available for disposal of yard waste. No tire, building materials or treated lumber can be disposed of at the site. If he finds that these materials are in fact being dumped against the agreed upon terms he will have to close the site so please only dispose yard waste.

## **CLUBHOUSE FEES**

Grace McClellan presented a proposal for the establishment of fees for the reservation and use of the clubhouse/community grounds for group functions. An Association member must be the person making an arrangement for the function. Following an in depth question and answer period and a motion duly made and seconded the following resolution was adopted with a vote of 82 yes and 11 no.

Resolved that, the Association adopt a fee structure as proposed at the meeting for group reservations of the clubhouse/community facilities; 25-50 \$50; 51-75 \$100; 76-150 \$150; and 151 or larger \$300.

## **ELECTION OF DIRECTORS**

Mr. Lungren stated that the next order of business was the election of directors. Dan Lungren and Greg Zeller will be running again for a Director position. There are four positions to be elected this year and the floor was opened for nominations. Marsha Kindig, Don Sass and Scott Blair were nominated. Nominations were closed and an election was held for the four Director positions. It was reported that Dan Lungren, Greg Zeller, Don Sass and Scott Blair were elected to the Board.

An election of the Secretary/Treasurer position was held. Kevin Kalberg was nominated. There were no other nominations. Therefore, a unanimous ballot was cast to elect Mr. Kalberg to the Secretary/Treasurer position.

## **OTHER BUSINESS**

**Golf Carts** – Douglas County Commissioner Mary Hunt addressed the members regarding the position that the council is taking on Golf Carts. Sun Cove will be a test site for the use of golf carts on the county roads. However, before you can legally use a golf cart on the county roads the county needs to adopt an ordinance regulating the use of golf carts on the county roads. The ordinance will include such items as speed, time of use, day light hours and a registration fee. Some of the other items required would be seatbelts, and a driver license. You may be able to use the county roads north as far as the Cider Works

when the ordinance is passed. Ms. Hunt stated that the council is trying to have this in place by July 1, 2010.

**Recycle Program** – Brandon Fix reported on the county recycle program stating that the county will not be providing a recycle program this year. Mr. Fix presented several options to the Association one of which is to do our own. It is the Boards position that the recycle effort is one that the membership needs to consider and support. Mr. Fix presented a cost analysis of a program where the Association would purchase and tow their own trailer to the recycle center in Wenatchee. The trailer would cost approximately \$10,600.

Following a question and answer period there was a motion and a second for the purchase of a trailer for the Association to proceed with a recycle program. By a show of hands the membership gave the Board the approval to proceed with the establishment of a recycle program similar to the one the county operated for the past two years.

Mr. Fix did tell the members that we would not be able to recycle glass only cardboard and plastic recyclables.

## **ADJOURNMENT**

There being no further business to come before the membership and following a motion duly made and seconded, the meeting was adjourned at 11:30 AM.

Submitted by:  
Alex Osenbach