WELCOME TO THE 2014 ANNUAL MEETING

AGENDA

- Introductions
- Approve Prior Meeting Minutes
- 2013 Financial Review
- Water System Update
- Election of Directors
- Committee Reports
- Other Business

INTRODUCTIONS

Dan Russell	President/Director
Nick Nelson	Vice President/Director
Greg Zeller	Director
Don Sass	Director
Brandon Fix	Director
Darrell Richards	Director
Walt Wheeler	Director
J Anderson	Sec/Treasurer
Jeri Fifer	Association Manager

2013 YEAR IN REVIEW

- 9 Board meetings + Planning meeting
- Projects: Well, Pool & Storm Damage
- Management transition

Approval 2013
Annual Meeting Minutes

2013 FINANCIAL REVIEW

Reserve Funds

(Jan – Dec 2013)

	Capital	Special Capital	Water System	Loan Repayment
Beginning Balance (Jan)	$19,183	$175,506	$133,033	$282,903
Additions	$55,194	$290 (int.)	$274,533	$154,621
Disbursements	($30,255)	($35,776)	($295,034)	($311,645)
Ending Balance (Dec)	$44,123	$140,019	$112,532	$125,879

2013 CAPITAL FUND EXPENDITURES

- Pool Equipment/Electrical upgrades $22,879
- Maintenance Storage Containers $3,211
- Trail Phase 2 Application review fee $4,000

2013 SPECIAL CAPITAL EXPENDITURES

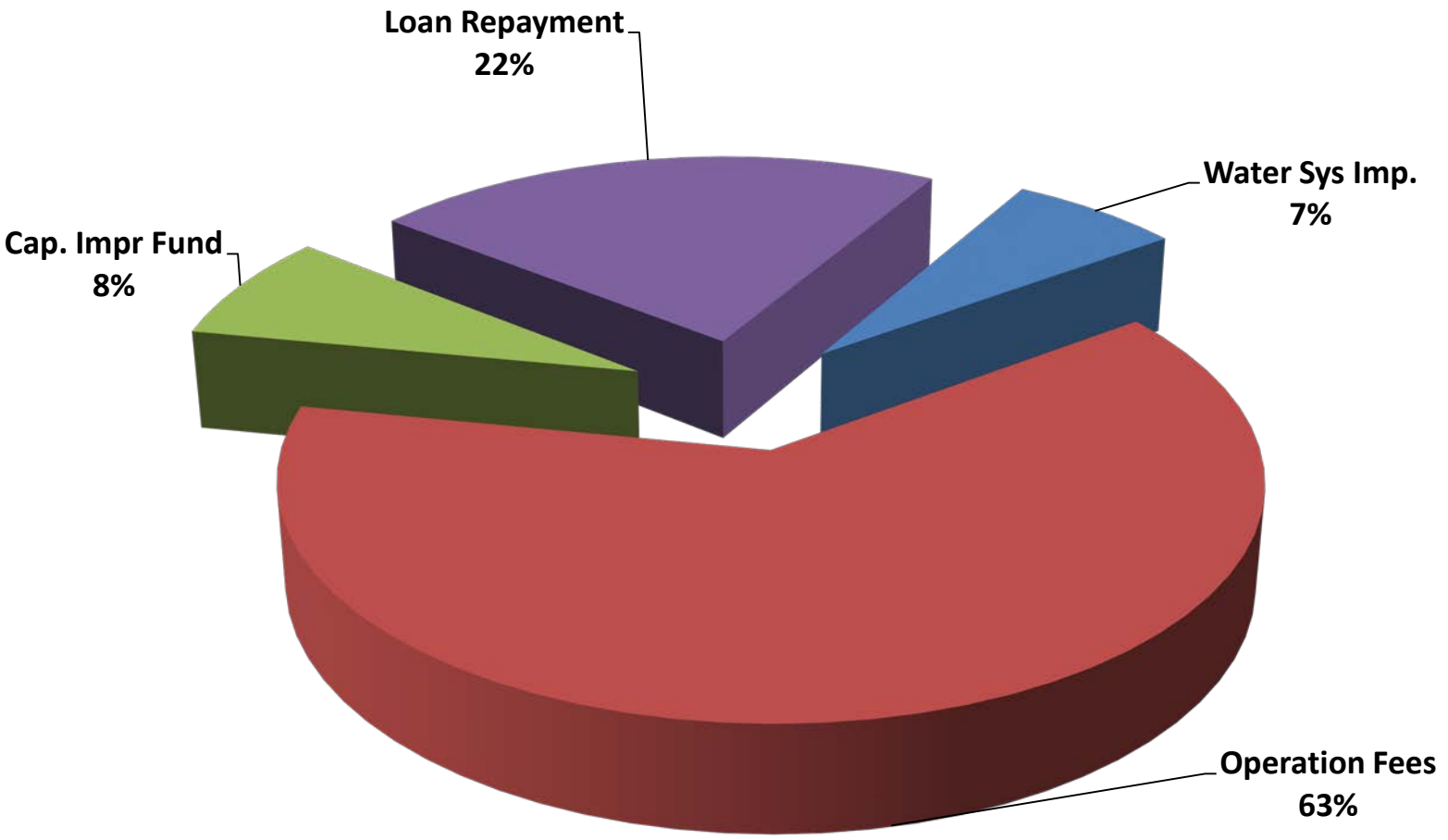
Well 4	$30,000
Clubhouse Remodel	$3,036
Restrooms/Kitchen/Sound system	
Trail Mitigation relocate	$2,250
Engineering	

2013
WATER SYSTEM IMPROVEMENT EXPENDITURES

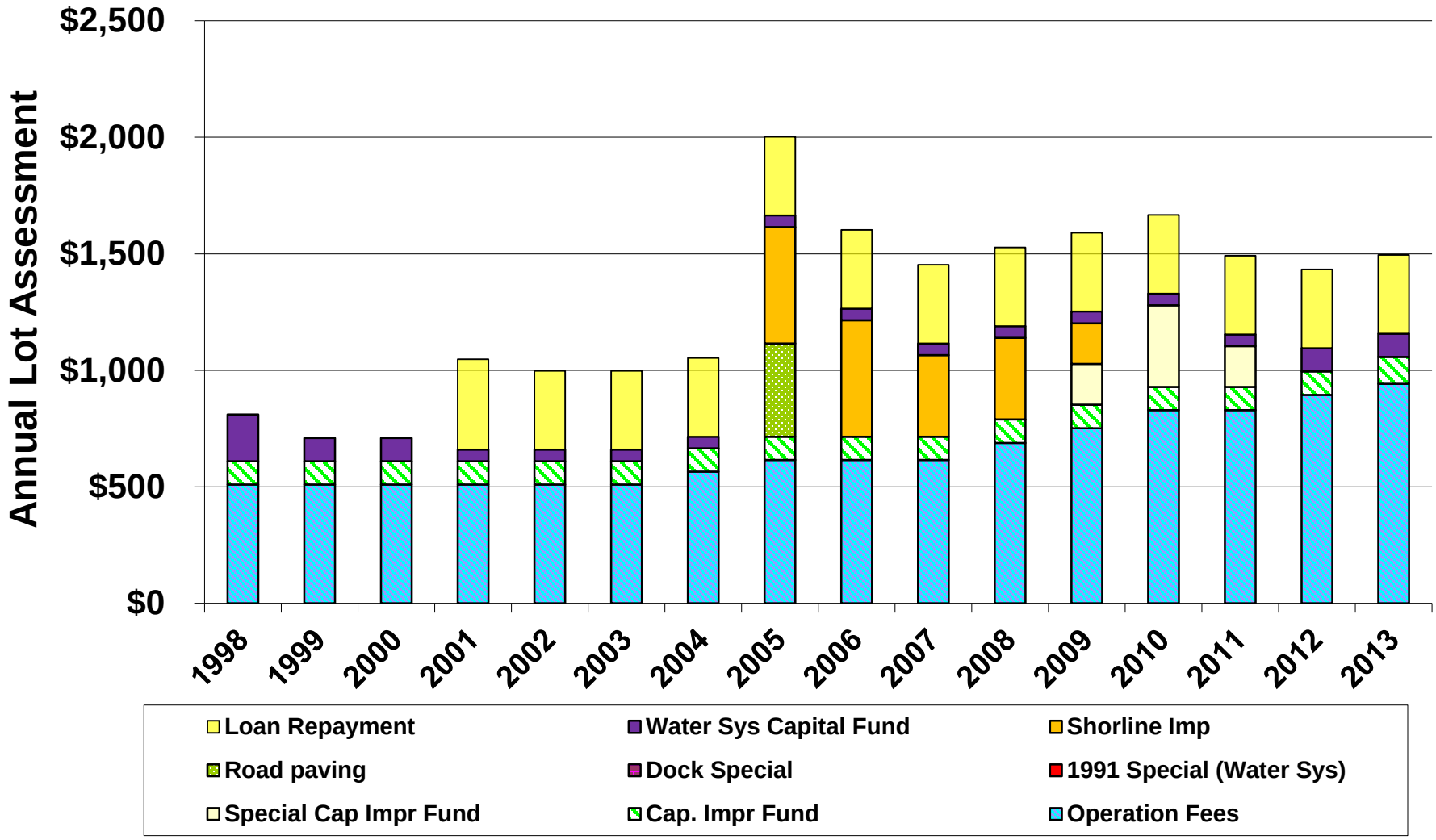
Well #4 and #3 Upgrades

$295,034

Annual Assessments 2013



LAKE ENTIAT ESTATES
ANNUAL OWNER FEES



WATER SYSTEM

WELL PUMPS #3 & #4 CONTROL PANEL

ELECTRICAL UPGRADES

SURGE PROTECTION ON DISTRIBUTION LINE

2013 Estimated Cost of Well #4 INSTALLATION & WELL #3 UPGRADES

• Engineering	$21,439
• Electrical Design	$8,480
• Well Drilling	$40,648
• Wellhead/Pump/Motor	$37,672
• Electrical	$139,710 est
• Pipe Connections	$125,378 est
• Contingency	$15,000 est
Total Estimated Cost	$388,327
Final Expenditures	$344,121
Under spent	**$44,206**

WELL PROJECT EXCESS FUNDS

$44,206

Option 1

Return to Loan Repayment/Special Capital

Option 2

Leave in Water Capital Fund/Meters

WHY READ METERS?

- Satisfy DOH/DOE Water regulations (Jan. 2017)
- Current meters are 12 yr old (nearing end of life)
- Leak loss
- Conservation/Education

WATER METERS

OPTION 1

Maintain

under spent funds in Water Reserve

$112,532

-$106,000

$6,532

OPTION 2

Return under spent funds to Original Reserves

(Special Capital/Loan Repay)

$68,326

-$106,000

($37,674)

WATER SYSTEM VOTE

ELECTION OF DIRECTORS

Board candidates: (choose 4)

- Dan Russell
- Greg Zeller
- Walt Wheeler
- John Howgate
- _____
- _____
- _____

MEMBER SURVEY RESULTS

CAPITAL IMPROVEMENTS
Current & Planned work

- Trail System: Phase 2-4
- Trail Phase 1: Mitigation planting
- New office
- Pool furniture
- Drainage and trail by courts
- Pool restroom repairs

CAPITAL IMPROVEMENTS

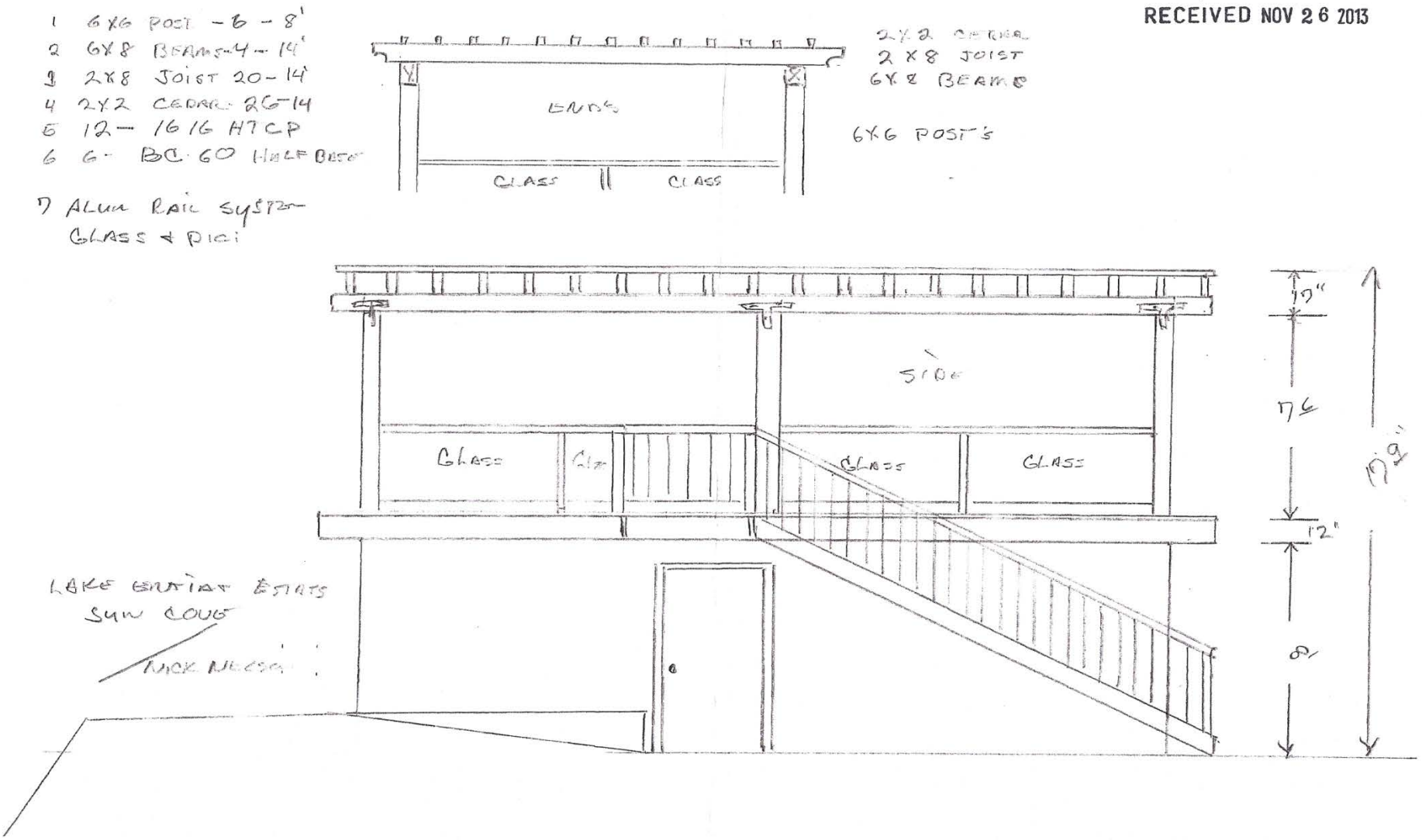
Potential Investments

- Develop upriver “orchard” park
- Gazebo over old pump house on park
- Gazebo expansion/kitchen
- Additional docks in upriver lagoon & boat launch area

ORCHARD PARK

GAZEBO - OLD PUMP HOUSE

GAZEBO CONCEPTUAL DRAWING



GAZEBO UPGRADE/KITCHEN

SPECIAL CAPITAL RESERVE PROJECTS

Replace Maintenance Truck

$25,000

Widen Boat Launch Road

$24,000

Pave Road through Boat Launch Parking Area

$36,000

TRUCK REPLACEMENT

WIDEN LAUNCH ROAD / ADD EXIT

PAVE BOAT LAUNCH PARKING AREA

SPECIAL CAPITAL PROJECTS

VOTE

Phase 1 Trail
Phase 2 Trail
Phase 2 Trail
Trail - Existing
Phase 3 Trail
Phase 3 Trail

TRAIL SYSTEM

Phase 2 (GWID/USBR)

Access to upriver park/orchard

Phase 3 (CCPUD)

Wildlife area downriver

Phase 4 (Grant funding research underway)

Sidewalk from clubhouse to Cider Works

Phase 1 Trail
Phase 2 Trail
Phase 2 Trail
Trail - Existing
Phase 3 Trail
Phase 3 Trail

TRAIL CONCERNS

- Public use ?
- Cost ?
- Safety ?
- Permits in hand ?
- Where can get Feasibility Study ? See Jeri or go to www.suncove.net

ORCHARD PARK

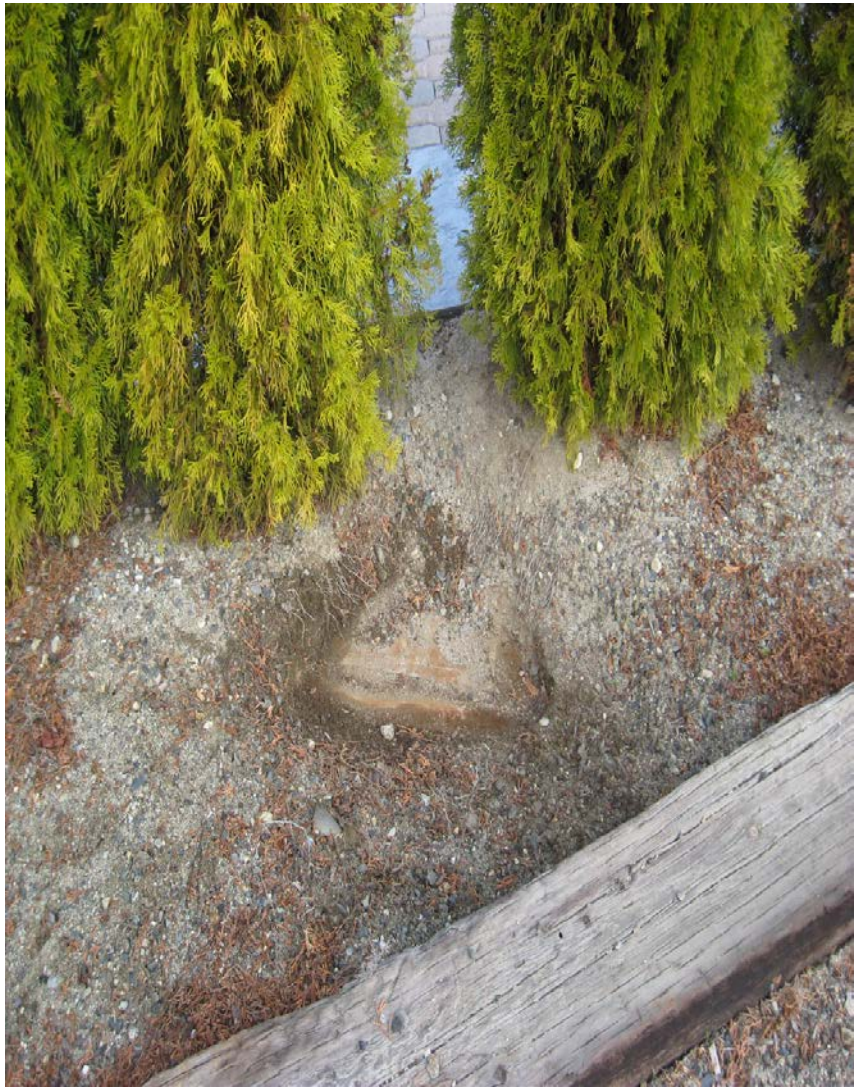
EXISTING UPRIVER PARK ACCESS

FACILITIES & MAINTENANCE COMMITTEE REPORT

- Water vault reminders
- Water Conservation (Handout available)
- Ross Rules on Yard Waste
- Fire Danger
- New Summer Clubhouse/Pool Hours

WATER VAULT ACCESS

NO



YES

FIRE DANGER!!

STAFF REPORT

- Recycling
- Sticker/Passes
- What I know for sure…..

SOCIAL COMMITTEE

April 13	**Pancake Breakfast**
May 24	**Community Garage Sale & Clean Up**
June	**Golf Tournament**
July 4	**Celebration**
Sept	**Jeff Dowdle Memorial Chili Cook off**
Oct	**Oktoberfest Golf Cart Fun Run**
Nov	**Wine Tasting**
Dec	**Holiday Celebration**

4TH OF JULY

PANCAKE BREAKFAST TOMORROW MORNING!