

**Meeting of the Board of Directors
Lake Entiat Lodge Associated**

September 14, 2022

TIME AND PLACE

The Board of Directors of Lake Entiat Lodge, Associated, met on Wednesday, September 14, 2022. The meeting was held remotely via Zoom and called to order at 4:01 pm by Vice President Mark Dibble.

PRESENT

The directors present were Mark Dibble, Neil Doherty, Wade Oswald, Bree Davis, Chad Evans, and Donna Manos. Secretary/Treasurer Dan Russell, staff members Stacey Browning, Thomas Everly, Lynsey Miller, and 10 association members were also in attendance.

MEETING MINUTES REVIEW

Mr. Dibble acknowledged that the board meeting minutes from the August 16, 2022, meeting had already been approved via email.

MEMBER CORRESPONDENCE

Member Concern Regarding Upper River Dock Removal

Three members relayed their concern about the removal of the upriver marina docks as part of the dock replacement program. After discussion, it was noted the Association has been working on this project for the last 4 years, has notified the members of the plan, has secured permits and a bid to accomplish the replacements. Funding for the project had initially been planned 5 years ago and is now in place. The Board will take this request into consideration, however, interests of the entire association must be supported.

FINANCIAL

Mr. Russell shared that the finances are tracking with the budget and that there are a couple high expenses to come. He added that he and Ms. Browning were still working on getting estimates for the 2023 budget, and that they will have something available for the next board meeting.

OLD BUSINESS

Upcoming Meeting Schedule

Mr. Dibble reminded everyone that the next board meeting is on October 19th at 4 pm. He suggested that the special capital fund projects membership meeting be held on November 19th at 9 am. The Board agreed.

Reserve Projects: Bids/Authorization

Mr. Dibble relayed that he has been working on getting bids for the irrigation replacement project. Ms. Browning reported that she had received a bid for the resealing of the roads by Central Paving that appeared to be the most accurate bid. The topic was tabled for the Board to review all the bids. Mr. Dibble said that he got a group of pickleballers to start a committee to research the repair of the courts, and that he was just waiting for a chair and a list of members. The Board discussed asking for participation from additional members of the community who may be interested but do not play pickle ball to get a more diverse committee.

Ice Vending Machines

Ms. Browning shared that she had not had an opportunity to do research and get bids. The topic was tabled.

Special Member Meeting

Mr. Dibble stated that a maintenance shop expansion and an off-leash park were potential projects to put forth at the special membership meeting. Mrs. Davis relayed that the Long-Range Planning Committee would soon be sending out a survey for other items to put forth at the special membership meeting.

Short Term Rental Fee

The Board discussed raising the short-term rental fee in 2023 to cover the projected CPI cap of 8%. After further discussion, Mr. Evans suggested that the fee be based off of the CPI.

Mr. Dibble motioned to increase the short-term rental fee to \$1300. Mr. Evans seconded, and the motion carried.

COMMITTEE REPORTS

Architectural Review

Ms. Browning reported that there were only two members with nearing construction due dates. One member just needs deck rails, and the other member needs an extension until November. She added that everyone else is where they are supposed to be with their construction.

Long-Range Planning

Mrs. Davis reiterated that the Long-Range Planning Committee was putting together a survey to follow-up with the survey that went out in early 2022 and the open forum that occurred in August. She added that the committee will be meeting next week to finalize the survey and then would be going to the Board for approval via email.

Facilities/Maintenance.

Mr. Dibble said that the launch park restrooms have been completed with a few trim pieces yet to be installed. He added that the teepees had been removed from the park and that the irrigation leak under the road by the courts is currently being addressed.

Governance

Mr. Oswald relayed that the Governance Committee would be working on the off-leash park rules and the moorage rules.

Social Events/Communications

Mrs. Manos reported that the Seahawks showing at the clubhouse, which was hosted by Kim and Matt Martin, was success. She added that there would be a Sip 'n' Dip on September 22nd, a wine tasting on October 1st, and an Oktoberfest poker run October 22nd.

MANAGEMENT REPORT

Ms. Browning addressed the RCW that requires any boats being moored in the marinas to individual enforce insurance. Staff is working on a procedure on how to obtain this information efficiently from the members. She announced that she would be going on vacation starting September 16th and would be back on October 3rd. She added that Shoshanna would be doing some office coverage in her absence in conjunction with Mrs. Miller.

MEMBER FORUM

One member asked when the special member meeting was. The Board responded that it was on November 19th at 9 am in the clubhouse and online.

Another member asked why she hadn't heard back regarding her request to build a garage on her property. The Board replied that they were discussing it and would get back to her by the following day.

The recent Labor Day Chili Cook-Off was a success with large attendance. Thank you to all our participants and members.

Mrs. Manos asked about doing some in person board meetings in 2023. Mr. Dibble responded that it would be discussed in future planning.

EXECUTIVE SESSION

Mr. Dibble announced the Board would go into executive session at 5:31 pm to discuss legal advice on Rocky Pond and a Commercial Lot Line adjustment.

The Board returned from executive session at 6:41 pm with the following decisions;

Mr. Dibble proposed that the Board follow legal's advice regarding a lot line dispute and the ingress/egress to Rocky Pond. The owners of the lot line dispute would be contacted regarding this decision and the county will be handling the Sun Cove ingress and egress in regard to the Rock Pond development. Mrs. Davis seconded and the board agreed unanimously.

Additionally, Mr. Evans and Mr. Dibble will reach out to the lot-line adjustment member and Ms. Browning following with a letter.

At 6:43 pm, Mr. Evans motioned to adjourn the meeting. Mrs. Davis seconded, and the motion carried unanimously.

Submitted by:
Stacey Browning, Acting Secretary