

# Lake Entiat Lodge Associated Meeting of the Board of Directors

October 13, 2017

## **TIME AND PLACE**

The Board of Directors of Lake Entiat Lodge Associated met Friday, October 13, 2017. The meeting was held at the clubhouse in Orondo, Washington and called to order by Board President Mr. Russell at 6:01 pm.

## **PRESENT**

The following directors were present: Dan Russell, Nick Nelson, Darrell Richards, Bill Tucker, Bill Kneadler, John Howgate. Director Greg Zeller attended via conference call. Staff members Jeri Fifer, Jason Knight, Jessicah Curry and five Association members were also in attendance.

## **APPROVAL OF MEETING MINUTES**

Mr. Russell presented the September 22, 2017 Board of Directors Meeting Minutes draft for review and mentioned that there was one sentence to change.

***Mr. Tucker made a motion to approve the September 22, 2017 Board of Directors meeting minutes, with the correction. Mr. Richards seconded and the motion carried unanimously.***

## **FINANCIAL REVIEW**

### **2018 Budget Preparation**

Mr. Russell reported that spending is in line with the budget for the year and shared the two 2018 operation budget options of no increase or a \$22 increase. He outlined expense items that are rising, such as garbage/recycling and the need to raise the operations budget. The Association continues to work to lower expenses where possible, such as purchasing a large tank sprayer to allow staff to perform work being completed by vendors, like fertilizing and weed and pest spraying. Vendor expenses were found to be extremely high in comparison, so staff and the Facilities/Maintenance Committee members worked to provide the option to complete this work in-house.

Mr. Russell requested that the Directors examine the 2018 budget options and provide feedback before the next meeting.

## **OLD BUSINESS**

### **Schindler Covenant Waiver Vote**

Mr. Russell shared that the Schindler Covenant Waiver had passed at 314 members FOR and 3 members AGAINST. The Association's legal representative confirmed that the Association would not be required to record the vote with the County, but must supply a letter to the Schindlers confirming the action of the membership.

***Mr. Nelson made a motion to send Mr. Schindler a letter formally approving the Covenant Waiver. Mr. Howgate seconded and the motion carried unanimously.***

### **Dock Replacement**

Mr. Nelson provided an update that staff is working with vendors and three bids will be provided for the Board to consider once available.

In the interest of keeping the Maintenance Reserve fund from being depleted on the dock replacement project, Mr. Howgate shared his research regarding loan options. Additional research will be completed to identify if the interest on a loan will be less costly than the mobilization expenses incurred during a phased approach.

## **NEW BUSINESS**

### **Sprayer**

The matter was tabled for the next Board meeting so costs could be presented for consideration.

### **Short-Term Rentals**

Mrs. Fifer reported that with many new members requesting 2018 short-term rental (STR) declaration guidance, it is a strong indication that there will be more than 20 members declaring for 2018 STR approval. Mr. Russell stated the decision lies upon the Board whether to remain at the 20 properties cap, or to raise or lower the cap by up to two, as per the Association covenants. Mr. Richards stated that compliance and complaint data collected could be utilized in making the approval selection more advantageous for compliant members.

## **COMMITTEE REPORTS**

### **Facilities/Maintenance**

*Pool-* Mr. Nelson discussed a previously-proposed change to the pool involving a ramped entry at the shallow end. Discussion followed, and as resurfacing work is planned for in the fall of 2018, staff was directed to gather three bids for both projects for Board consideration.

### *Douglas County encroachments*

Mr. Nelson shared a report about recent information provided to him on the encroachment of the County Right-of-Way by Association members and recent news articles. The County appears to be exploring the option of enforcing this issue with the Association and Bauer's Landing. Board consensus was to continue monitoring the situation pending further clarification of this.

### *FireWise*

Mr. Tucker reported that the committee is continuing work on the FireWise informational packet and survey to be delivered to the members. He will provide the survey to the Board for review.

### **Rules & Regulations**

Mr. Richards shared that the committee has had several constructive meetings to review rules drafts provided by various Directors, staff and members from recent years. He and co-chair Bill Kneadler shared that the goal is to provide a draft for review prior to the next Board Meeting. Mr. Tucker recommended that a condensed version be made available for guests and renters.

### **Social Event**

Mr. Howgate reported that the next event is the Wine Tasting, which takes place November 11<sup>th</sup>.

### **STAFF REPORT**

Mrs. Fifer requested approval for up to \$3,300 to hire a vendor to complete 3.5 acres of firebreak clearing on the Chelan County Public Utility District (CCPUD) land. The growth of the grass and weeds was far beyond projections and staff was unable to accomplish the entire 7 acre clearing.

***Mr. Nelson made a motion to approve \$3,300 from the Capital/Maintenance Reserve fund to accomplish the firebreak clearing. Mr. Tucker seconded and the motion carried unanimously.***

Mr. Russell shared that since the Association has provided maintenance to the firebreak for an entire year, the CCPUD should be approached for assistance with this expenditure. Discussion followed on how best to handle this issue.

Mr. Russell opened the floor for questions from the members in attendance. He then thanked the members and the Board moved into Executive Session at 7:33pm.

### **EXECUTIVE SESSION**

A proposed membership compliance/complaint database, created by Ms. Curry, was presented. As data collected in 2017 was not complete, the research will not be used for decisions at this

time in regards to the Association short-term rental fees or cap. It is anticipated that all member compliance/complaint data will be collected in 2018 and the Rules Committee will be presenting a revised Rules draft to include a method of compliance enforcement for members with multiple Covenant violations.

Mr. Russell requested that in the event of issues/complaints, staff contact the member who has declared their property as a short-term rental directly—not the property management company—which will keep the member apprised of issues in regards to their rental property. This will also maintain consistency in how all members are contacted as issues arise.

***The meeting was adjourned at 8:06pm. Mr. Nelson moved, Mr. Tucker seconded and the motion carried unanimously.***

Submitted by:

Jeri Fifer, Acting Secretary