

# Lake Entiat Lodge Associated Meeting of the Board of Directors

July 20, 2018

## **TIME AND PLACE**

The Board of Directors of Lake Entiat Lodge Associated met Friday, July 20th, 2018. The meeting was held at the clubhouse in Orondo, Washington and called to order by Board President Mr. Russell at 6:03 pm.

## **PRESENT**

Directors present were: Dan Russell, Nick Nelson, Bill Tucker, John Peterson, Bill Kneadler and Neil Doherty. Staff members Jeri Fifer, Jason Knight and 2 Association members were in attendance.

## **APPROVAL OF MEETING MINUTES**

Mr. Russell presented the 2018 Annual Membership Meeting minutes draft for acceptance.

***Mr. Peterson made a motion to accept the 2018 Annual Membership Meeting Minutes. Mr. Nelson seconded and the motion carried unanimously.***

Mr. Russell presented the June 8, 2018 Board Meeting minutes draft for approval.

***Mr. Tucker made a motion to approve the June 8th, 2018 Board Meeting Minutes. Mr. Nelson seconded and the motion carried unanimously.***

## **FINANCIAL REVIEW**

Mrs. Fifer reported that, year-to-date, financials are underspent by \$6,800. Mr. Tucker requested that a breakdown of costs be presented at the next meeting for staff comparison to the 2017 vendor expenses regarding firewise and spraying.

## **NEW BUSINESS**

Mr. Knight provided an update on the Water System. He shared that the control systems for both wells had identified the need for electrical troubleshooting. The electrical contractor has determined the issues are not with the control systems, but are likely concerning the actual pumps. The next step is to bring the pump for well #4 to the surface to discover what is causing the electrical issues. An assessment on the pump for well #3 will also take place.

Mrs. Fifer also shared that she and Mr. Knight will be working on an Emergency Plan for the Water System. The goal is to identify the best means of communication to the membership should a water shortage occur because of the challenge a backflow incident (no water) presents.

## **OLD BUSINESS**

### **Lot Maintenance Covenant**

Mr. Russell reported that a draft of the Board of Director statement to be included with the mailing of the ballots is being prepared.

### **RV/Setback compliance clarification**

Mr. Russell stated that discussion had been moved to Executive Session.

### **Douglas County Right-of-Way Encroachment Enforcement**

Mr. Peterson provided the Board with a draft proposal to be provided to Douglas County for consideration. The intent of the proposal is to provide Douglas County Commissioners with available options and the costs associated with each option.

Mr. Tucker recommended that such details not be presented prior to the meeting with the County engineers, but to present an agenda with only the items the Association desires to discuss. Mr. Doherty agreed and shared a statement he provided after the May 30<sup>th</sup>, 2018 committee meeting.

After discussion, it was decided to use a revised agenda, provided by Mr. Doherty, to Douglas County. Association representatives attending the meeting will utilize Mr. Peterson's draft proposal as "talking points".

Mr. Kneadler stated that "taking back our roads" should not be on the agenda or even discussed as an option. Mr. Tucker's research indicates it will cost the Association between \$13-15 million every thirty years. Resealing is expected every 5 years, and resurfacing approximately every 30 years. The Association's private roads are scheduled for resurfacing in the next 10 years.

The public roads in Sun Cove are in similar or worse shape. They are not expected to last any longer, meaning the Association would need to have most of these funds available within ten years. This would require an initial assessment of \$2,700 to \$3,600 per lot per year for ten years.

After this, the Association would need to continue annual assessments of \$900 to \$1,200 per year, ongoing, to ensure reserves are properly planned for proper road maintenance.

Mr. Peterson shared that, as a neighborly gesture, he is assisting members Ron and Jennifer Lervold with their encroachment issue—currently being enforced by Douglas County—and will be meeting with the County enforcement officer to discuss. The goal is to find an agreement that will work for both the County and the Lervolds.

### **Greater Wenatchee Irrigation District Crossing Agreement**

Mrs. Fifer shared that next week she is expecting to receive the agreement to complete the process of using an easement across the district's land connecting the upriver community owned property with the main park.

## **COMMITTEE REPORTS**

### **Capital/Long-Range Planning (LRP)**

Mr. Tucker provided the committee meeting summary and a spreadsheet of amenities considered. He requested that the Board provide their feedback on the spreadsheet and shared that a membership meeting will be scheduled soon.

One item currently on the LRP Committee list is a generator for the water pumps, ensuring water pressure could be maintained in the event a wildfire took down the power lines. Mr. Nelson shared that this has been considered before, and the costs to acquire, regularly cycle, maintain, and replace the size needed was prohibitive given the odds it would be needed.

### **Facilities & Maintenance**

Mr. Nelson reported that research is being performed for the replacement of the maintenance truck, mower and the GEM car. Mr. Tucker suggested that purchasing a used truck from a member could provide favorable savings.

Mr. Kneadler proposed offering members a service to clear and spray empty lots as a fire safety measure. Mr. Nelson stated that additional staff would be necessary to complete this type of service.

### **Social Events**

Mr. Kneadler shared that the 4<sup>th</sup> of July was another great event and that Lone Pine gifted the beverages to the Association. Consensus was to provide a gift certificate to the owners of Lone Pine as a thank you and to place an announcement in the next email newsletter. The actual expense for the event was under budget, as 400 less meals were served.

A special thanks goes out to all those members who helped with the event, and to member Jenna Knight, who co-chaired with Mr. Kneadler. This event could not have happened without the help, guidance and direction of Mrs. Fifer and her team.

## **STAFF REPORT**

Mrs. Fifer reported that a complaint had been received regarding an electric mini-bike being driven on the community roads. After discussion, consensus was to allow such toys to be used if parents are with the child. Clarification was also requested as to whether an electric GEM car should be considered a golf cart. As GEM cars have a max speed of 25 mph, and are allowed on golf courses, consensus was that they would be allowed golf cart permits in the community.

Additionally, the regional library Bookmobile has asked to provide a scheduled stop in the community each week. None were opposed and a schedule will be posted shortly in the clubhouse.

## **MEMBER CORRESPONDENCE**

The Board reviewed a request from a member regarding a private moorage buoy off the park. Consensus was to allow the buoy permitted to her late husband, which had been permitted by outside entities, to remain until the property changes ownership or all private buoys are asked to be removed.

### **RV/setback compliance**

Mr. Russell provided an option presented for consideration by legal counsel in 2011. The Board, at that time, had issued a member survey to gain direction on the issue. The issue revolves around RV parking within the setbacks on designated RV lots. The Association's legal counsel will be asked for clarification on the RV lots and enforcement of setbacks per the Covenants, and the 2011 option originally presented.

Also discussed in regards to the many changes and growth in the community, the Covenants may require amendment and restating, and an option might be to eliminate the Covenant allowing for RV camping indefinitely. Mr. Tucker shared that a super majority was necessary to eliminate a Covenant and, since the progression is that homes are being built on the lots, suggested these lots be allowed to evolve naturally. Discussion and various interpretations of the Covenants followed. A review of the Association's Covenants will be done as they relate to this recent court case in regards to a super majority vote and if it applies to the Association.

Association member in attendance, Mrs. Lade, shared the hardship the setback compliance enforcement has caused her family and thanked the Board for their time.

Mr. Doherty and Mr. Kneadler left the meeting.

Mr. Russell moved the board into Executive Session at 8:35pm.

### **EXECUTIVE SESSION**

Mr. Peterson recommended the Board consider hiring a full-time compliance officer due to the multitude of Covenants and Rules now in place, and stated that expecting enforcement from such a small Association staff is not feasible, as the community is now like a small city. Staffing and budgeting were discussed. After further discussion no decision as to how, when and if this would take place.

The next board meeting will be Friday, August 17th at 6:00pm at the clubhouse.

***Mr. Tucker moved, Mr. Nelson seconded and the motion carried unanimously to adjourn the Executive Session and Board meeting at 8:50 pm.***

Submitted by:

Jeri Fifer, Acting Secretary