

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

July 24, 2020

TIME AND PLACE

The Board of Directors of Lake Entiat Lodge Associated met on Friday, July 24, 2020. The meeting was held remotely via Zoom and called to order at 6:04 pm by President Bill Tucker.

PRESENT

All directors were in attendance; Bill Tucker, Neil Doherty, John Peterson, Dan Russell, Bob Hawk, Chad Evans, and Kim Martin. Three association members, Treasurer Jack Anderson, and staff members Jeri Fifer and Lynsey Miller were also in attendance.

APPROVAL OF MEETING MINUTES

Mr. Tucker presented the June 26th, 2020 Board Meeting minutes draft for approval.

Mr. Peterson motioned to approve the June 26th, 2020 Board Meeting Minutes as presented. Mrs. Martin seconded, and the motion carried unanimously.

FINANCIAL REVIEW

Mr. Anderson shared the current finances of the association, stating that they were as expected. He expressed concern at the number of current delinquent accounts, but added that the number had decreased some over the last week.

He reported the following reserve account balances as of June 30th; Major Maintenance \$470,000, Water System \$184,000 and Special Capital \$211,000.

OLD BUSINESS

COVID-19 Response

Annual Membership Meeting planning

Mr. Tucker stated that a suggestion had been presented to hold the meeting in August outdoors. After discussion, the topic was tabled due to recent increase in County numbers of COVID-19.

Pool hour extension consideration

Mrs. Fifer provided an option to extend pool open hours. Consensus was to only extend hours if this could be performed utilizing current staff.

Clubhouse opening consideration

Mrs. Fifer presented the option and concerns and after discussion, it was determined best to keep the clubhouse closed at this time.

Short-Term Rental waiver

A member had submitted a Covenant waiver request to be allowed to apply for 2021 STR lottery despite not having a tenancy in 2020 due to the pandemic. After discussion, the consensus was to allow this member and any others choosing not to rent their property due to the pandemic the waiver, allowing them to apply for 2021 STR status.

Covenant Amendments

Mr. Tucker provided an overview of the next steps in the preparation of ballot packets. As no member comments were received after the changes had been made to the draft amendments, the proposed amendments will be sent to legal counsel for review. Should legal counsel find the draft in good order, the proposed amended Covenants redline will be provided to the Board of Directors for one last review. Ballots and the Board statement will be prepared and provided for Board approval followed by mailing of the ballot packets, which will include a redline of all proposed changes to the current Covenants and a final version with these changes made, to the membership.

Response to complaint regarding untrimmed tree in HOA Right-of-Way

Mr. Doherty reported that the member has agreed to work with the neighbors on a solution to complaints. Mr. Peterson will be providing a report on the association grandfathered trees and the encroachment agreements when research has been completed.

Association Easements

Tabled until research has been completed.

NEW BUSINESS

Committee Resolution amendment

Mr. Tucker provided a red-line of potential changes to the resolution. After discussion, it was determined that the only change necessary was to remove Executive Committee from the committee list as the Bylaws state the role of the officers.

COMMITTEE REPORTS

Capital Improvement/Long-Range Planning

Park Restroom

Mr. Peterson presented options and styles of restrooms for consideration. After discussion, it was determined that Mr. Hawk would assist Mr. Peterson to prepare an Request For Information, provide it to members and local contractor to identify other possibilities before sending out for bids.

Facilities/Maintenance

Water System emergency notification system

Mrs. Fifer stated that due to the lack of reliability with the current dialer and internet service in the clubhouse, the original water system engineers had been contacted by the Water Manager, Don Deford, for a replacement option. The Quality Controls engineer's scope of work was provided as was the \$7,800 estimate for the installation and system. As the reason for the lack of reliability had not been identified, the board requested the existing components be examined and if a solution is not found, then consideration would be made.

Launch dock repairs

Mrs. Martin reported that due to high water, the launch dock integrity had been damaged. The vendor will be making necessary repairs on July 28th, making the launch dock unavailable that day.

Launch entry drive proposal amended

Previous concerns were answered with a drawing showing the water transmission line and septic tank locations. Mr. Anderson suggested utilizing Special Capital Reserve funds for the project as it would be a new amenity. Mr. Tucker reminded all that the members approved the Special Capital assessment as a means to fund new amenities such as splash pads, an indoor pool, etc... not to maintain or make safety adjustments to an existing road. The Long-Range Committee had met to establish a "wish list" of projects to be researched and eventually provided to the membership for funding approval. After discussion, it was determined that a more comprehensive plan would be necessary for the project to be considered. Mr. Anderson stated he would request confirmation for the correct fund to utilize for the project with our accounting team, WPS.

Rules & Regulations

Golf cart parking on the park

Tabled until the Rules Committee meet to consider a Rules and Regulations amendment.

Social Events

Mr. Hawk shared that, despite COVID-19 restrictions, 4th of July went well. Both the member sponsored parade and the association firework show received lots of positive feedback. Mrs. Fifer announced that the concert sponsored by the Kneadler family, had been cancelled. Mr. Hawk added that the next event after that would be Oktoberfest, but with the fluidity of the COVID-19 situation, he was unsure if any future events could happen.

MANAGEMENT REPORT

Mrs. Fifer noted that the water meter reading equipment had been repaired and upgraded at the reads would now take place each month.

MEMBER CORRESPONDENCE

Mrs. Fifer presented correspondence from a member, regarding damage to his boat after contacting with the rocks in mouth of the 3rd cove. Mrs. Fifer shared that staff had since installed a red warning buoy and rope line to identify the hazard and that a larger hazard buoy had been ordered and would be installed once received.

She then shared member correspondence regarding speeding concerns. She explained that the association speed sign had been moved to the members' street and data had been collected. The data identified limited speeding over the 25 mph limit with 8 vehicles 2 mph over, 5 vehicles over 4 mph over and 2 vehicles traveling more than 8 mph over the limit. It was determined that additional measures are unnecessary at this time and that as a Douglas County road, the association cannot enforce but will continue to issue reminders.

Next, a request for forgiveness for a demerit and fine received regarding as short-term rental violation. She reported that the member had failed to submit the required Weekly Occupancy Form prior to tenancy even after a reminder had been provided. The Board consensus was to not provide a warning and that the fine and demerit would stand.

Correspondence from a member regarding a dog bite sustained while walking in the community was presented. It was noted that the county does not have leash laws, but that the member could start a petition with the county. Mr. Anderson stated that the community was not technically part of the county, and that the members would need to request to join the county and added that he would perform research to discover how to submit such a request. Mr. Doherty volunteered to speak with the member about options.

Mr. Hawk requested the date of the August board meeting be changed to Thursday, the 27th. All directors approved of this change.

Mr. Russell recommended setting committee meetings in the evenings or weekends, for those members who work during the day. All committee chairmen agreed to do so if possible.

Mr. Russell motioned to adjourn the meeting at 9:16 pm. Mr. Doherty seconded, and the motion carried unanimously.

Submitted by:

Jeri Fifer, Acting Secretary