

# Lake Entiat Lodge Associated Meeting of the Board of Directors

May 11, 2019

## **TIME AND PLACE**

The Board of Directors of Lake Entiat Lodge Associated met on Saturday, May 11, 2019. The meeting was held at the clubhouse in Orondo, Washington and called to order at 9:03 am by President Dan Russell.

## **PRESENT**

Directors present were; Dan Russell, John Peterson, Kim Martin, Neil Doherty, Bill Tucker, Chad Evans and Bob Hawk. Staff members, Jeri Fifer and Briana Craven, and approximately 40 association members were also in attendance with no members joining remotely.

## **APPROVAL OF MEETING MINUTES**

Mr. Russell presented the March 23, 2019 Board Meeting minutes draft for approval.

***Mr. Peterson made a motion to approve the March 23, 2019 Board Meeting Minutes as presented. Mr. Tucker seconded, and the motion carried unanimously.***

## **OLD BUSINESS**

### **Staffing Update**

Mrs. Fifer introduced Briana Craven as the new Administrative Assistant for the association. She then shared the challenges faced in an attempt to hire a Facilities Supervisor as three candidates had rejected the position after offers were extended. Two had stated their salary expectations were not met. She reminded the Board that a water manager and certified pool operator have been contracted with in the interim and that a 3<sup>rd</sup> grounds keeper would be hired for the summer and concluded that the search for the Facilities Supervisor will continue in the fall due to current time constraints.

### **RV Compliance Enforcement, County ROW Notification**

Mr. Russell provided a recap of the association RV compliance enforcement to date. He reported that Douglas County had recently surveyed the right-of-way which identified that the majority of the RV's had been placed in the right-of-way, and not on the lot. As such, the Board consensus was to allow enforcement to be performed by Douglas County.

***Mr. Doherty motioned to delay the setback enforcement of RV's as they are located in the right-of-way.***

After discussion, consensus was to schedule a workshop within 45 days to determine future enforcement and/or amendments needed to the Covenants regarding RV's.

***The motion failed as a second was not obtained.***

## **Legal Representation Selection**

Mr. Peterson provided a recap of the options discovered by the ad hoc committee during their search for local legal representation.

***Mr. Peterson made a motion to hire Speidel Bentsen LLP as association legal representation. Mr. Tucker seconded, and the motion passed unanimously.***

## **NEW BUSINESS**

### **Election of Officers**

Mr. Russell shared that he will be stepping down as president after 7 years of service to the community.

***Mr. Russell nominated Mr. Tucker for President of the Board of Directors. Mr. Doherty seconded, and the motion passed unanimously.***

Mr. Doherty and Mr. Russell both expressed interest in the role as Vice President. A private vote took place and ballots were provided to President Tucker.

***President Tucker announced the results of the ballots with Mr. Doherty elected as Vice President.***

### **Committee Chair Selection**

Mr. Tucker informed the board that, with the duties as Board President, he would be stepping down from all committee chair positions.

***Mr. Doherty made a motion to form a Covenants Committee, a separate committee from Rules and Regulations. Mr. Tucker seconded, and the motion passed unanimously.***

The following committee chairpersons were appointed:

Mr. Evans - Rules and Regulations and Communications

Mr. Hawk - Social Events

Mr. Peterson - Capital Improvement/Long Range Planning

Mrs. Martin - Facilities and Maintenance

Mr. Evans, Mr. Hawk, Mr. Doherty, Mr. Russell and Mr. Peterson joined the Covenants Committee for which a chair will be selected at the first meeting.

Architecture Review Committee members, Mr. Doherty and Mr. Peterson will meet with the committee to elect a chair.

A request was made for member sign-up sheets to be placed in the clubhouse for members with a desire to serve on a committee.

## **COMMITTEE REPORTS**

### **Capital/Long-Range Planning**

Mr. Tucker shared the new dump trailer had been purchased and the new benches and tables would be purchased and placed soon.

### **Facilities/Maintenance**

Mrs. Fifer reported that the Gem car had been sold, and requested funds be appropriated for the purchase of a golf cart as a replacement.

***Mrs. Martin motioned to approve up to \$4,500 from the Major Maintenance Reserve fund for the purchase of a used golf cart. Mr. Russell seconded, the motion passed unanimously.***

### **Dock Report**

Mrs. Fifer reported that the permits required to replace the center cove concrete docks and dock #5, in the most upriver cove, are in process and will be obtained by January 2020. She reminded all of the failing condition of dock #5 and reported that a representative from The Dock Company in Chelan had reported that although extreme wood rot is occurring, the dock can stay in service but recommended weekly assessments be made by staff until the dock can be replaced.

### **Pool Heater Purchase**

Mrs. Fifer reported that despite being more energy efficient, the propane, solar and heat pump pool heating options would not be recommended by the committee. Due to the purchase and install costs and the fact of low electric rates in the area, adding an additional electric heater was recommended and an estimate would be provided for consideration once obtained.

### **Clubhouse Plumbing**

Mrs. Fifer reported that the galvanized plumbing in the clubhouse is failing. Member, Nick Nelson, provided an option to consider opening up the floorplan of the clubhouse by removing the restrooms and adding 1 ADA restroom and a storage closet and replace the failing pipes at the same time. No decision was made regarding a remodel.

### **SOCIAL EVENTS**

Mrs. Fifer reported that the price for the fireworks had increased this year and the vendor recommended a 10 minute show over the normal 20 minute show. The board will discuss other options for additional funding to keep the show at the normal 20 minutes.

### **STAFF REPORT**

Mrs. Fifer requested clarification for the “spring clean” garbage roll-off container because many abuse the service and other don’t know of its existence. Consensus was to discontinue allowing “all items” in the temporary garbage roll-off bins from this point forward. These bins will only be on site for holidays when household garbage service needs increase.

She noted that with members placing FireWise debris curbside a month before the service date publicized, items had blown into the road and onto neighboring lots. To correct this, the FireWise Debris Pick-up Service in the future will only allow 1 week of placement and staff will remove the debris as soon as possible.

She announced that pickle ball lines are scheduled to be painted and due to member requests, the board may wish to consider painting multiple pickle ball courts onto one of the tennis courts. Members had requested the line be yellow to better distinguish them. The consensus was to turn the one tennis court into four courts as pickle ball is becoming more popular.

***Mrs. Martin motioned to spend up to \$1,000 to have 4 pickle ball court lines painted and for the purchase of the additional nets and stands. Mr. Doherty seconded, and the motion unanimously passed.***

### **MEMBER CORRESPONDENCE/QUESTIONS**

Member Scott Blair went over the proposed plans for a storage building, a fire station, retail and office lease space and a public gathering area to be constructed on commercial Lot B in the community. It was noted that according to Covenant 1.7, the commercial lots require a decision of the association members, which would require mailing ballots.

Member Dave Nelson had requested information on the process to present a waiver for the association setback violation for an eave encroachment on his residence at 101 East Marine View Drive. Consensus was to request the content of the statement he would like to be provided to the membership and requested staff provide him with the process and cost details for the membership waiver vote.

Member Kim Richards had submitted a recommendation that the board adopt criteria for applicants desiring to enter the election for a director position. Mr. Doherty stated that the criteria recommended would likely eliminate volunteers and vacancies would occur. It was decided the recommendation would not be taken into consideration.

Member Tim Lade stated he is working with Douglas County regarding his RV placed in the right-of-way. He requested the Board of Director work directly with them instead of via their attorney moving forward and asked for clarification on the RV Covenant member survey. Discussion followed. Board consensus was to ensure all mass communications be approved by all members of the board prior to being published in the future.

***Mr. Hawk left the meeting at 11:34.***

Orondo Fire Department fire commissioner, Pat Brandt, presented details regarding the new fire station to be constructed near Beebe Park. He invited the community to the commissioner meeting at the Orondo Fire Station at 5:30 May 15<sup>th</sup>. He then shared the benefits to constructing an additional fire station on a community commercial lot (A or B) within the next few years would be decreased response time, safety and a better insurance rating for the membership.

***Mr. Russell motioned to adjourn the meeting at 11:57 am. Mr. Peterson seconded, and the motion carried unanimously.***

Submitted by:

Jeri Fifer, Acting Secretary