# Lake Entiat Lodge Associated

Meeting of the Board of Directors

March 24, 2009

## Time and Place

The Directors of Lake Entiat Lodge Associated met on Tuesday, March 24, 2009. The meeting was held at Mr. Lungren's office at 12931 NE 126th Place, Kirkland, WA. The meeting was called to order by President Dan Lungren at 4:34 PM.

## Present

The following Directors were present Dan Lungren, Todd Watson. Director Nick Nelson joined the meeting via conference phone. Kevin Kalberg the Board Treasurer was present. Alex Osenbach was in attendance representing the Association's management company. Michelle Richardson the Site Manager acted as secretary for the meeting. A quorum was not present.

## Financial

The Board reviewed the February 28th Financial Statements. The two month surplus was $44,714 compared to the budgeted surplus of $36,469. There was $8,094 of interest and late payments that accounted for most of the performance improvement. The pruning of the trees in the park added approximately $3,000 to the grounds supplies category. Reserve Fund balances were reviewed in detail.

Delinquent assessments were reviewed: There are 27 members delinquent with fees in excess of $1,000 with three members accounting for over $18,000 of the total delinquency of $49,668. A consistent effort is being made to get these owners current.

The remaining cost associated with the shoreline improvements is the mitigation work. Mr. Lungren has been working with Tom Vetter to adjust the required mitigation work with the Corps and Douglas County.

The Association will be moving forward with a system to have fees paid electronically should a member choose to do so. You will be hearing more about this in the future.

## House Height Issue

After review of the CC&R's it was determined that no further action can be taken on this home as the CC&R's provided an exemption. The home in question was constructed in 2001.

> **1.11.1 Exceptions.** The following are excluded from the operation of the restriction set forth above:
>
> 1. Chimneys;
> 2. Radio and television antennas;
> 3. Any building or other structure that existed or for which a valid building permit has been issued prior to the recording of the Third Amendment to the 1986 Covenants on March 30, 2004;
> 4. Any tree that exceeded 22 feet in height on March 30, 2004.

It was noted that the home sits on Emerson Drive with the PUD property to the south. The height of this home does not affect any other resident of Sun Cove. No further actions were taken.

## Building/Structure Resolution

A resolution drafted by the Association attorney regarding sheds was further discussed during the meeting and the Board asked Mr. Osenbach to revise and add content to the resolution as discussed before putting it to a vote before the Directors. This resolution is intended to clarify the Association's position on defining a "Structure"/"Building" as the term related to sheds and the location of sheds. See draft attached.

## Architectural Review Committee

The Board takes the position that it is the owner's responsibility to discover the natural high point of their property before beginning construction. Should there be any questions as to where that high point is and you would like to have the ARC's help in determining the high point, please call Michelle Richardson to set that up.

## Capital Projects

The Board reviewed the card swipe program without taking any action. Additional information is required to identify the difference of the two systems and to justify the cost difference in the two systems.

Mr. Watson reported on the discussions he, Mr. Zeller and Mr. Wheeler had in regards to future capital projects. There are three classifications of future projects, 1) Those that should be considered in order to save future dollars, 2) Those that have been started and need to be completed, and 3) those items that would be nice to have but are not a necessity at this time.

At this time there are no projects that the members will be asked to consider from the special capital fund assessment approved at the 2008 annual meeting. Those funds would not be collected until the 3rd and 4th quarters of this year.

## Other

1) The Directors reviewed the notice of the annual meeting. After the review the Directors discussed having VitaGreen come to the Annual Meeting being held on April 18th to talk about water conservation. Ms. Richardson will contact the company and try to set that up.

2) The Board approved the attendance of Ms. Richardson and Mr. Knight at the Certified Pool Operation class in April at the cost of $700 for both.

3) It was noted that visitors to the clubhouse are moving the cameras. The staff was instructed that individuals identified as playing with/or moving the cameras will be evicted from the clubhouse.

## Next Meeting

The Board set April 17, 2009 as the date of the next meeting which will be held in Sun Cove.

## Adjournment

There being no further business to come before the Board, the meeting was adjourned at 6:40 PM.

Submitted by
Michelle Richardson
Site Manager

Draft Only

**Resolution to be Adopted by the Board of Directors of**
**LAKE ENTIAT LODGE, ASSOCIATED**
**(the "Association")**

***Clarification of Declaration and Restrictions on Certain Structures***

RESOLVED, that the Association does not and will not consider a shed or other structure that (a) is not on a permanent foundation and is therefore movable, and (b) is less than 121 square feet in size ("Shed or Other Structure"), to be a structure, building or dwelling under the Amended and Restated Declaration of Restrictive Covenants for Lake Entiat Estates recorded under Douglas County Recording No. **3085761**, as may be amended from time to time (the "Declaration");

RESOLVED FURTHER, that, notwithstanding the foregoing, the Association adopts the following restrictions relating to such structures:

1. No more than one Shed or Other Structure shall be erected, placed or installed per Lot and only after receipt of approval by the Architectural Control Committee ("ARC") for the placement of that shed or structure.

2. Requests from more than one shed must be approved by the ARC.

3. Any Shed or Other Structure will be at least as far back from the front Lot line as the dwelling that has been constructed on such Lot;

4. The term "Shed or Other Structure" includes, but is not limited to, storage units such as sheds, temporary boat covers and play equipment such as swing sets, jungle gyms, or climbing bars, and recreational equipment.

5. Any placement of a shed or other structure on a lot are subject to local county codes and regulations.