

LAKE ENTIAT LODGE ASSOCIATED
P.O. BOX 396
MANSON, WA 98831

MEETING OF THE BOARD OF DIRECTORS
January 19, 1993

Time & Place

There was a meeting of the Board of Directors of the Lake Entiat Lodge Associated on Tuesday, January 19, 1993. The meeting was held at Neil Doherty's home, 18113 James Street, Snohomish, WA, and began at 7:15 p.m.

Present

The following Directors were present: Bob Grow, Dan Russell, Otto Ross, and Neil Doherty. Also present were Pat Knowles, David Betz, and Alex Osenbach. Mr. Doherty acted as chairman, and Mr. Osenbach acted as Secretary.

Approval of Minutes

The minutes of the November 17, 1992 meeting of Directors were reviewed. After a motion duly made and seconded, the Minutes were unanimously approved as submitted.

Financial Review

Mr. Betz reviewed the Financial Statements with the Board. Discussion was held on the following Balance Sheet items: cash, property and equipment/water system improvements, unearned annual fees-1993 dues collected in December, and sale of marketable securities. Mr. Betz pointed out that for the year, the operating expense exceeded fees collected by \$23,167. Also noted was the \$22,964 surplus. It was pointed out that the surplus was generated by capitalizing the water system which will be depreciated over a 20-year period. Other detail expense schedules were also discussed.

Accounts Receivable

The Board discussed the outstanding Accounts Receivable members, and agreed to proceed with additional legal action on those accounts over \$1,000.

After discussion, and a motion duly made and seconded, the following Resolution was unanimously adopted:

RESOLVED THAT: The Association proceed with collection action on those accounts over \$1,000 -

Anderson	\$2,206	Hofferber	\$1,871
Bristle	\$2,162	Kreiger	\$2,206
Buchanan	\$2,206	Meyer	\$2,239
Tinsley	\$1,112	O'Neill	\$2,423

Security

Mr. Knowles presented to the Board a petition signed by 24 members asking the Board to consider Ernest Newby for the Security position. The Board discussed the security position, and the relationship between the maintenance position and security. A number of alternatives were discussed.

After the discussion, the Managing Agent was instructed to propose alternatives to the Board on filling the Security position. This may include Mr. Newby moving into the house.

Lot 22/23 Swap

The Board reviewed Monte Lyons' letter of November 13, 1992. Mr. Osenbach stated that the Association had the easement and new water line resurveyed, and its results shows that the water line is well within the 10' easement. Also, the cost estimate to repair the erosion to Lot 23 is approximately \$1,200. The Board also reviewed the suggested boundary adjustment between Parcel C (Water Reservoir site) and Lot 22. Also reviewed was the easement Mr. Lyons asked for on Lot #23.

After further discussion, and a motion duly made and seconded, the following Resolution was unanimously adopted:

RESOLVED THAT: The Association will accept Mr. Lyons proposal to swap Lot #23 for the Association's smaller Lot #22 after recording the boundary adjustment to Lot #22, and increasing the Reservoir site.

RESOLVED FURTHER THAT: The Association's President, or Vice President, is authorized to execute those documents necessary to transact the Lot swap.

Michael's Irrigation

Mr. Osenbach informed the Board of the status of the payment to Michael's, stating that the retainer of approximately \$4,600 has not been paid, pending lien waivers from Michael's. Also, the Board was informed of the phone conversations with H.D. Fowler & Company regarding Michael's non-payment of supplies purchased for the water system.

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Andy & Annie Mowreader Letter

The Board reviewed the letter from Mr. & Mrs. Mowreader, and after discussion agreed that there was little that could be done, in that the Covenants were specific and that the Board could not grant a variance for the construction of a manufactured home. Mr. Doherty was to respond.

Pollution Insurance

The Board reviewed the proposal for Liability Coverage for the underground storage tank prepared by Kibble, Prentice/Western. The premium was \$1,650. After discussion, the Board declined to purchase the coverage.

Property Tax

Mr. Betz informed the Board that Douglas County has agreed to cancel the property tax assessments on the Association's common property, effective 1993. This should save the Association approximately \$3,500 in 1993.

Annual Meeting

The Board established April 17, 1993 as the date of the Annual Meeting, to be held at 10:00 a.m. at the Association Clubhouse.

Next Meeting

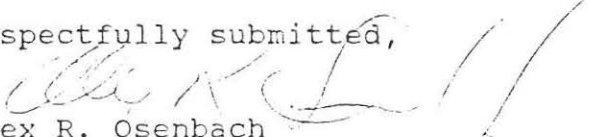
The Board will meet in February to discuss By-Laws and Declaration of Covenant changes. Neil will establish the date and place.

The next scheduled regular meeting will be held on March 9, 1993 at 7:00 p.m. at Mr. Doherty's home.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,


Alex R. Osenbach
Acting Secretary

ARO/bt