

Lake Entiat Lodge Associated Meeting of the Board of Directors

August 11, 2017

TIME AND PLACE

The Board of Directors of Lake Entiat Lodge Associated met Friday, August 11, 2017. The meeting was held at the clubhouse in Orondo, Washington and called to order by Board President Mr. Russell at 6:00 pm.

PRESENT

The following directors were present: Dan Russell, Nick Nelson, Darrell Richards, Bill Tucker, Bill Kneadler and Treasurer J. Anderson. Staff members Jeri Fifer, Jason Knight, Jessicah Curry and five Association members were also in attendance.

APPROVAL OF MEETING MINUTES

Mr. Russell presented the June 16th, 2017 Board of Directors Meeting Minutes draft for review.

Mr. Tucker made a motion to approve the June 16th, 2017 Board of Directors meeting minutes. Mr. Nelson seconded and the motion carried unanimously.

FINANCIAL REVIEW

Mr. Anderson shared that the Association's spending plan is within parameters, with Firewise work, equipment repair, and licenses/permit renewals being the main unexpected expenses for accounts exhibiting overages.

It was recommended the Association pay off the Water Loan a few months early to avoid the approximately \$750 month interest charges as collected funds held currently, \$319,983, are near balance owed. The Association would transfer approximately \$21,000 from the Capital Reserve account to meet the shortfall. The Capital Reserve account will be reimbursed once the October assessments have been received.

Mr. Richards made a motion to authorize Mr. Anderson to transfer necessary funds from the Capital Reserve account, to use along with the \$319,983 held in the Water Loan Repayment Reserve account to pay off the Water Loan early. Mr. Nelson seconded and the motion carried unanimously.

Mr. Anderson also shared that the "Capital Reserve Fund" will be renamed in January 2018 to "Major Maintenance Reserve Fund" to ensure proper use of the account by future Board of Directors by limiting use of these funds for repairs and/or replacement of existing assets only.

Mr. Anderson reported that the current 29 delinquent accounts equal \$8,912, which is a historic low for the Association. He also reminded the Board that the 2018 budget preparations begin in October.

OLD BUSINESS

Schindler Covenant Waiver

Mr. Russell asked for approval on the documents recently provided to the Board. He commented that, as this situation is unique, it does not set precedence.

Mr. Nelson made a motion for Mr. Russell to sign approval to submit the Covenant waiver vote to the membership. Mr. Kneadler seconded and the motion carried unanimously.

Deans' Construction Project/Trail access

Mr. Nelson reported that the Deans are not working on the project at the moment, and that the trail has been graded but that gravel will not be replaced until the end of the project, which could be within the next year.

Mrs. Fifer shared that Mrs. Zollo-Dean had sent an email to the Board requesting the verbiage on the signage be changed from "TRAIL" to "WALKING EASEMENT". After discussion regarding the difference between the two terms, as well as whether or not the term "walking easement" could confuse members, Board consensus was to leave the sign as-is to maintain continuity and consistency within the community.

Buoys

Mrs. Fifer reported that she had received a telephone call from Lisa Graves, representative from the Chelan County PUD Real Estate group, regarding private moorage buoy permits. Ms. Graves shared that a former Lake Entiat Estates Association member had requested the transference of his 2 private moorage buoys to the new property owner of 275 Lakefront Drive. The Association had requested that CCPUD rescind all private moorage buoy permits in 2013 if the property is sold. The Board confirmed and continues to support this action.

NEW BUSINESS

Short-Term Rentals

Declaration timing— A approved short-term rental property member had requested enforcement clarification in regards to "calendar year". His concern was that renting between December 31 and February 28 of the following "calendar year" would cause him to be out of compliance with the Association. As the new short-term rental declarations are not processed until February of the following year, the Board consensus was to allow approved and in good standings short-term rental property members to rent during this period with no enforcement.

Weekly Occupancy Form— Mrs. Fifer suggested changes to the current Weekly Occupancy form in order to ensure their relevance and usefulness. Board consensus was to adopt her suggested changes.

Mrs. Fifer also recommended the Rules Committee amend the Rental Rules regarding the parameters of “in good standing,” so that properties that fall outside of these standards may be refused short-term rental status the following year. Mr. Richards and Mr. Kneadler, Rules Committee chairpersons, will work on clarification of how to measure and enforce.

Mr. Anderson reported that the Association is not bound to the use of the Robert’s or other Rules of Order, but that a set of rules should be established for future use at meetings. He recommended that the Board Operation Manual draft be distributed for review and approval by board members in regards to this issue.

COMMITTEE REPORTS

Capital/Long-Range Planning

Mr. Tucker informed the Board that he is working with Mr. Zeller and they are working with the members of the committee to set a meeting. Mr. Russell suggested that a Long-Range Planning Membership Meeting be set for July 2018.

Facilities/Maintenance

Dock replacement planning— Mr. Nelson highlighted the options regarding the maintenance of the docks in the center cove and upriver cove. The three docks could be replaced all at once or in stages. Discussion followed on when to procure the appropriate permits, as the work must be completed within 5 years after receipt of permits. Board consensus was to initiate the permit process in the spring of 2018 and requested that a final recommendation of timing be presented at the next meeting.

Pool coping caulk/handrail replacement— Mr. Nelson reported that the caulking for the pool coping stones needs replaced. He recommended the pool be re-caulked this fall, as well as the handrail be raised to accommodate adults.

Mr. Richards made a motion to re-caulk the pool and install the adult handrail utilizing Capital Reserve funds at a cost up to \$3,500. Mr. Tucker seconded and the motion carried unanimously.

Mr. Nelson shared that the pool surface was in need of major repairs as soon as possible and an estimate for the work being \$47,000. Board consensus was to gather additional bids, provide research on other surface materials, in lieu of plaster, and present at a future meeting for funding approval.

Launch park trees— Mr. Nelson suggested that trees be planted on the outside border of the launch park for shade and wind block. Mr. Tucker commented that it may be expedient to leverage that property to exhibit good FireWise planting. Board consensus was to obtain a bid for consideration.

FireWise report— Mr. Tucker reported the findings of the FireWise committee, including information such as the fact that FireWise grants are focused on new efforts as opposed to maintaining current ones, and that the Orondo District 4 Fire Department is volunteer based and are unaware of FireWise information. He suggested that the Association determine a budget for the maintenance of the fire breaks constructed, provide an emergency plan in the event of a fire and consider implementation of a Covenant to enforce FireWise principles. The committee recommends the Association continue to offer the annual FireWise debris pickup service for members. Discussion followed with all in agreement on the continuation of the service.

Mr. Tucker shared a plan to issue a self-identifying FireWise risk survey to the members and the data from which would be used as a “lead into” community fire safety.

Lastly, it was recommended the old fire trailer by the shop be disposed of, as use of it would be a liability to the Association.

Rules and Regulations

Speed sign purchase— Mrs. Fifer reported that digital speed sign rentals were not available in our area and provided purchase options. The consensus was to table until more research has been completed.

House numbers— Mr. Richards mentioned that many community members don’t have house numbers, or have visible numbers, which makes it difficult for emergency responders to find the appropriate addresses when time is crucial. Correspondence from Jim Oatey, our Fire District Chief, on the subject was reviewed. Discussion followed. Board consensus was to continue to publicize this issue until compliance is gained.

Private events – BBQ rental— Mrs. Fifer shared that a member had inquired as to the possibility of renting the Association’s BBQ for a private event. Consensus was to not make the BBQ available for renting.

Social Events

Mr. Howgate was not present to report, but had supplied the Board with a recommendation to purchase a food warmer for use at the 4th of July event because renting the unit is not feasible. Board consensus was to not make the purchase for a once a year use.

MEMBER CORRESPONDENCE

Permits— Mrs. Fifer requested clarification regarding all-terrain style vehicles issuance of Association permits. Staff has been issuing Association golf cart permits for these vehicles as members submit golf cart registrations and staff do not inspect the vehicle for compliance. Board consensus was that non-licensed vehicles, that are not golf carts, cannot be issued an Association golf cart permit. Licensed vehicles, include ATV's and ORV's, must use the hanging style Association parking permits. Staff was directed to issue notices to all vehicles found displaying Association golf cart permits if not placed on a golf cart as defined in the County issued ordinance.

Communitywide Rules— Mrs. Fifer shared a letter received from a member detailing concern about the communitywide rules in regard to dogs. Discussion followed as to whether the Association should petition Douglas County to be included in their animal control enforcement zone. Mr. Russell suggested implementing Association communitywide rules before moving in this direction.

STAFF REPORT

Mrs. Fifer shared that, since staff began tracking compliance and complaints reported this year, data has identified over a hundred unknown vehicles parked without permits on community property. As the current process is to issue a warning prior to towing, enforcement is lacking. For ease in enforcement and better control, it was recommended that the Association implement an enforcement procedure of booting vehicles without permits, similar to current impounding of boats without permits. The un-permitted vehicles owner would have to pay the fine to have the device removed. Board consensus was to implement the procedure and authorized the purchase of 5 devices.

Mr. Russell opened the floor for discussion and took questions and comments from the members in attendance.

The meeting was adjourned at 8:32. Mr. Nelson moved, Mr. Kneadler seconded and the motion carried unanimously.

Submitted by:

Jeri Fifer, Acting Secretary