

Lake Entiat Lodge Associated  
Meeting of the Board of Directors  
May 9, 2014

**TIME AND PLACE**

The Board of Lake Entiat Lodge Associated met Friday, May 9, 2014. The meeting was held at the Sun Cove clubhouse in Orondo, Washington and called to order by the Board President, Mr. Russell, at 6:03 pm.

**PRESENT**

The following directors were present; Dan Russell, Nick Nelson, Darrell Richards, Walt Wheeler, Brandon Fix and John Howgate. Community Manager, Jeri Fifer and nine association members also attended.

**APPROVAL OF MEETING MINUTES**

Mr. Russell presented the March 15, 2014 Board Meeting draft minutes for approval.

***Mr. Richards made a motion to accept the March 15, 2014 meeting minutes as presented. Mr. Howgate seconded and the motion carried unanimously.***

Mr. Russell presented the April 12, 2014 Membership Annual Meeting draft minutes for approval.

***Mr. Nelson made a motion to accept the April 12, 2014 Membership minutes draft with the one change, adding Mr. Knowles as the member who motioned regarding the election of directors. Mr. Howgate seconded and the motion carried unanimously.***

**ELECTION OF OFFICERS**

***Mr. Richard made a motion to re-elect Mr. Russell as President and Mr. Nelson as Vice-President. John Howgate seconded and the motion carried unanimously.***

**FINANCIALS**

On April 15, 2014, the Board requested to have survey work completed to identify the boundary lines and possible encroachments upon the upriver property owned by the association. The survey would be used to assist staff in identifying property lines so work can be done in the area.

***Mr. Nelson motioned to ratify the \$2,400 incurred for the "orchard park" property survey completed in April 2014. Mr. Wheeler seconded and the motion carried unanimously.***

Mr. Russell distributed a 1<sup>st</sup> quarter financial review supplied by Treasurer, J Anderson.

The board considered a possible garnishment on a delinquent account. A last chance letter stating garnishment process would follow was decided upon.

**FINANCIAL CONTINUED**

The board reviewed collection policy examples, regarding water shut off procedures concerning delinquent accounts, from local water districts and regulations from the Department of Health. The consensus was for staff to provide a redline Collection Policy, with the new verbiage, for review and consideration.

Mr. Russell reported the Capital Reserve project work currently underway and planned for 2014. He noted that the new office remodel had uncovered additional work that needed to be done and that there would be cost overruns on the project. Further analysis was requested to determine how and when to fund.

Mr. Nelson shared that after meeting with Mitchell Paving, the costs for the additional paving requested by membership vote would increase the costs from \$60,000 to \$81,000 which includes tax. The amount proposed at the membership meeting in April was for widening the roadway to 16' and only a portion of the launch parking area. As approved at the annual meeting, the road will now be paved 18' wide and the launch parking roadway will also be extended.

## **OLD BUSINESS**

### **Association Attorney Review**

Mr. Russell supplied a report regarding recent communication with the association attorney. The attorney recommended that the word "safe" be removed from the association Mission Statement. The board approved this change.

Discussion took place in regards to an encroachment issue. Further clarification will be requested from our attorney.

### **Water Meters**

Mr. Nelson shared information about MasterMeter brand meters and the radio reading equipment. Mr. Fix will help in researching the laptop included in the meter reading equipment. A suggestion was made to purchase an additional 20 meters, to take advantage of the multi-purchase discount price as well as to prepare for future growth. Ms. Fifer shared that Sensus brand meters have a 20 year warranty vs. the 10 year with MasterMeter but that additional research will need to be done to insure the quality of the company and equipment.

Another option for meter reading equipment is "fixed based". This system eliminates the need for staff to drive by meters to get a reading. This system would add a minimum of \$100,000 to the cost and the decision was to remain researching radio read equipment at this time but to ensure that the radio read system could be upgraded to "fixed based" reading system in the future if so desired. The meters will be installed this fall.

### **Phase 1 Trail Mitigation**

Discussion took place into the planned mitigation planting required to finalize the current trail.

***Mr. Nelson motioned to approve \$12,800 for the required mitigation planting for Phase 1 of the Trail system. Mr. Fix seconded and the motion carried unanimously.***

## **NEW BUSINESS**

### **Member Survey**

It was noted that the 2014 Member Survey results have been posted on the website. The Board members have received the comments and an AdHoc Committee was formed to categorize ideas and provide an action plan for the Board to review in regards to answering comments and to develop an initial long range plan to submit for further planning. Mr. Zeller will chair the committee and the members will include; Mr. Fix, Mr. Howgate and Mr. Russell.

### **2014 Board meeting dates**

The Board plan to meet the 2<sup>nd</sup> Friday of each month. The meetings will be: June 13, July 11, August 8, September 12, October 10 and November 14.

### **Committee participants**

New committee chairs were assigned with Mr. Fix added to rules and bylaws and Mr. Howgate assigned chair the social committee.

## **COMMITTEE UPDATES**

### **Rules/Bylaws**

New ATV laws- The Rules committee will meet to discuss the new law and provide a recommendation to the board.

Holiday Security provided by the Sheriff Department was discussed. The current association insurance provider has notified the association that our policy does not allow the hiring of armed police officers. Staff will research private security companies and request additional Sheriff Department patrols.

### **Facilities/Maintenance**

Paving projects- Mr. Nelson shared that the boat launch paving projects will be postponed until the 1<sup>st</sup> week of June.

Recycle Trailer- The board consensus was to sell the recycle trailer for approximately \$8,000 as the Waste Management single sort Recycle program is proving to be great benefit to the members.

### **Communications**

ENewsletters- Mr. Fix shared that newsletters will be sent monthly, following Board meetings.

Surveillance equipment- Mr. Fix provided a proposal for replacement equipment with estimated costs and benefits. The new equipment would offer better quality, wider view, and provide real time monitoring.

### **Social**

The Community Yard Sale is on Saturday May 24<sup>th</sup> from 9am-4pm.

The Golf Tournament has been set for June 14 starting at 7:30am. Go to [www.suncove.net](http://www.suncove.net) to register or visit the office.

## **OWNER CORRESPONDENCE**

An owner requested that the board announce that Facebook pages are not managed by Sun Cove staff or Board members. Items placed on Face book are not checked for facts and can be misleading. The association does not have a Face book page.

The Divine's had requested that their son and his band be allowed to play July 5<sup>th</sup> for the Sun Cove Community. The Board authorized this event as long as it will not be publicized outside the Community.

A request asking for past survey information to be shared with the membership was read. The long range planning committee will review past survey information for consideration of the request.

An owner, Ms. Kindig, shared with the Board that the association members bordering the upriver orchard park, would like to purchase the land owned by the association to avoid developing and access to this community property. Any sale of community land would take a membership vote.

## **Staff Report**

Ms. Fifer shared building plans submitted for Board review. The plans were discussed in regards to a possible violation of association covenants.

Board member Mr. Wheeler left the meeting.

After review and additional discussion, it was decided that the Covenants would have to be reviewed with the association attorney to gain clarification regarding building requirements.

A pending compliance issue, for the property located at 125 W Marine View Dr., was presented. The board requested that a compliance letter be sent to the owner.

Mr. Howgate shared information regarding a projected increase in traffic on Lake Entiat due to construction at Wanapum Dam and issues at Crescent Bar.

***The meeting was adjourned at 9:35. Mr. Howgate moved, Mr. Richards seconded and the motion carried unanimously.***

Submitted by:

Jeri Fifer, Acting Secretary