

Lake Entiat Lodge Associated
Meeting of the Board of Directors
July 12, 2013
FINAL

TIME AND PLACE

The Board of Lake Entiat Lodge Associated met Friday, July 12, 2013. The meeting was held at the Sun Cove Clubhouse in Orondo, Washington and called to order by Board President Dan Russell at 6:05 p.m.

PRESENT

The following Directors were present: Dan Russell, Nick Nelson, Darrell Richards, Greg Zeller, Don Sass and Walt Wheeler. Director Brandon Fix attended via telephone conference. J. Anderson, Treasurer, Jeri Fifer, Community Manager, Jason Knight, Grounds/Facilities/Water Manager and Nancy Gifford, Administrative Assistant were also present. Eight Association members were in attendance.

APPROVAL OF MINUTES

Mr. Russell presented the June 14, 2013 Board Meeting Minutes for approval.

Mr. Nelson made a motion to accept the June 14, 2013 minutes as presented. Mr. Sass seconded and the motion carried unanimously.

WELL #4 UPDATE

Mr. Nelson gave an update on the progress of Well #4. The project should be completed within the next 2 weeks.

Mr. Richards made a motion to extend the contract with Pipkin Construction until 8/1/13, in order for them to complete the work on the well. Mr. Nelson seconded, and the motion carried unanimously.

4TH OF JULY RECAP

Don Sass gave a recap on the 4th of July celebration which was a great success. He named and thanked all the volunteers who assisted with the festivities.

MANAGEMENT TRANSITION

Mr. Russell discussed the management transition, wherein a new contract was signed with WPS, formerly named Schuchart Services, effective July 1, 2013. Accounting, Human Resources and Financial Statements will continue to be performed by WPS. The management fee paid to WPS was subsequently decreased.

Mr. Anderson discussed how he is working on a long-term project with Mrs. Fifer, Ms. Gifford and WPS to analyze the accounting procedures and document processes for better efficiency and to provide a procedure manual.

COMMITTEE UPDATES

Facilities & Maintenance

ADA- Mr. Russell provided a recap from the association attorney, Steve Rovig, in regards to ADA upgrades. It was determined that since the association has only a small amount of rentals properties and that the association does not provide or is involved with rental services, our facilities would not be considered “public”.

Mr. Sass made a motion to follow Mr. Rovig’s direction regarding ADA upgrades. Mr. Zeller seconded and the motion passed unanimously.

TRAILS- Mr. Richards shared the progress and projected costs of the Phase 2, 3 & 4 trail feasibility study Phase 2, with the land owned by the Bureau of Reclamation, require a \$4,000 administration fee for our trail application. Mr. Richards shared the projected costs related to completing Phase 2 of the trail, with an initial estimate of \$97,500. Phase 3 initially is estimated at \$13,000 and Phase 4 is estimated at \$200,000. Mr. Richards noted that the estimated costs are high estimates and believes that most of the work could be completed for much less. The board thanked Mr. Richards for all his work on this project.

Mr. Nelson made a motion that the Association pay the \$4,000 fee to keep the application active. Mr. Sass seconded and the motion passed, with Mr. Wheeler opposing.

COURT & HILLSIDE EROSION- Bids were reviewed for work to be completed to prevent erosion on the hillside by the tennis and basketball courts. The water is also causing damage to the courts. Ms. Fifer noted that the boulders are unsafe and that some need to be removed as soon as possible. The board recommended contacting a contractor to stabilize the boulders.

Mr. Russell requested that the Facilities/Maintenance Committee review the hillside and provide a recommendation at the next board meeting.

STORAGE CONTAINERS- The Association purchased two 20 ft. storage containers for additional maintenance storage needs. Thanks to Russ Bradeen who donated the bulk of trucking the containers to Sun Cove from Snohomish.

WATER METERS- Mr. Nelson will lead and work with Water Manager, Jason Knight, on the water meter project, hopefully to be completed in 2014, The purpose of the upgrades is to determine leak loss, as required by Department of Health. Mr. Nelson and Mr. Knight will research options from upgrading or replacing all meters or just the meters that are at the end of their useful life.

Long Range Planning

Mr. Zeller suggested that the board schedule a strategic planning meeting offsite, possibly with an outside consultant, to discuss and prioritize future projects for the Association. The Board would like to request input from all association owners for long term goals for the community, with growth, function and value in the forefront of our priorities, keeping in mind the needs as well as the desires. Mr. Zeller also shared that the goal is to look toward the future, strategically, even if we can’t afford some of the options today, so that we can take the time needed to properly plan and research each proposal.

Rules

SHED SURVEY- A shed survey was mailed to all owners and 69 have been returned, all of which will be grandfathered with the property. In the future, owners wishing to place a shed on their property will need to complete a "Shed Placement Application" for acceptance by the Architectural Review Committee.. Mr. Fix suggested that the sheds that are grandfathered be identified on the tree block/lot maps.

Mr. Wheeler requested that staff check with our new Sun Cove owners to collect a shed survey from them since they may have been missed during closing proceedings.

MOTORIZED VEHICLES- Mr. Nelson discussed the rules regarding motorized scooters, motorized bikes and segways on the association property. It was discussed that these are considered to be motorized vehicles and should be treated the same as a golf cart or electric car when driven on association property, requiring a licensed driver and not to be driven on Association trails. The only exception to this is during the 4th of July and Oktoberfest Association events. Further discussion on this issue was tabled until a future meeting.

BUOYS- The opinion of our attorney regarding the private buoys on Association property was discussed. The board considered whether or not to grandfather the nine buoys belonging to the owners who had returned a copy of the permit(s) they hold from other entities. The buoy owners with permits will be notified to mark their name on their buoy(s) within 2 weeks with the remaining buoys to be removed by the Association. The Association will apply for a permit to install buoys for all members to use. J Anderson suggested the Association contact the permit grantors to see if there is a way to get the permits rescinded.

Mr. Nelson made a motion, Mr. Sass seconded, to send a request letter to the 9 association owners holding other entity buoy permits, to mark their name on the buoy within 2 weeks. Staff will then remove remaining buoys and apply for 4-6 association buoy permits. If association is denied application for buoys for all owners use, staff to contact authorities to rescind previously provided permits. The motion passed unanimously.

MOORAGE ENFORCEMENT- The Board confirmed that boat moorage permits (stickers) will be reviewed for all boats on a regular and random basis and there will be no exceptions for individual owners. Any owner leaving a boat in the docks must have their approved sticker visible and in the appropriate hull location. Owners must also be present and in residence when mooring a boat.

Social Events

Mr. Sass discussed upcoming social events: The Chili Cook-off will be August 31 at noon. The "Boating for Boobs", a non-association sponsored event, will be August 6th at noon at the Rio Vista Winery. Oktoberfest will be on October 5th and. The Wine Tasting event will be November 9th in the clubhouse.

NEW BUSINESS

Owner Correspondence

An owner fined for driving a golf cart on the community grounds and the trail requested the board to waive the fine. After the board reviewed the entire violation it was determined the owner will be required to pay the fine

On July 4th individuals were caught climbing on the water tower by the Douglas County Sheriff Department and were charged with trespassing. After discussion with the parents of these individuals, he board agreed that they will not drop the charges but will send a letter to the court to clarify the following: to consider the men's records, that being on the property wasn't trespassing, just climbing the tower was and that the association did not believe the men had malicious intent.

ADJOURNMENT

Mr. Richards made a motion, Mr. Wheeler seconded, that the meeting be adjourned at 9:05, motion passed.

Submitted by:

Acting Assistant Secretary; Nancy Gifford