

Lake Entiat Lodge Associated  
Meeting of the Board of Directors  
February 21, 2015

**TIME AND PLACE**

The Board of Lake Entiat Lodge Associated met Saturday, February 21, 2015. The meeting was held at the Sun Cove clubhouse in Orondo, Washington and called to order by the Board President, Mr. Russell, at 9:07 am.

**PRESENT**

The following directors were present; Dan Russell, Nick Nelson and Darrell Richards. Greg Zeller and Walt Wheeler were present via conference call. Present staff members were; Jeri Fifer, Jason Knight and Jessicah Curry. Six Association members were also in attendance.

**APPROVAL OF MEETING MINUTES**

Mr. Russell presented the January 10th, 2015 Board Meeting draft minutes for approval.

***Nick Nelson made a motion to accept the January 10, 2015 meeting minutes as presented. Greg Zeller seconded and the motion carried unanimously.***

**FINANCIALS**

Mr. Russell shared that the Association 2014 operating budget had a \$19,000 surplus which will be placed in the capital reserve fund.

The proposal for changes to the Association's collection policy was tabled as Treasurer J. Anderson was not in attendance. Board members were asked to forward comments to Mr. Anderson prior to the March board of directors meeting.

**OLD BUSINESS**

**2015 Capital Projects/Community Firewise Plan**

After discussion of potential 2015 projects, the consensus was that due to safety concerns, the top priority for the community was to develop and implement the Community Firewise Plan currently in the drafting stage by a fire specialist.

### ***2015 Capital Projects/Community Firewise Plan continued***

Capital projects, previously considered, will be reviewed after the Firewise Community Plan implementation costs have been obtained.

#### **Proxy/Absentee Voting**

Proxy/Absentee voting was tabled as Mr. Howgate was not able to attend to present recent findings.

#### **Garbage/Recycle Update**

Mrs. Fifer reported that due to a Waste Management 2014 billing error, the Association has been issued a credit of \$6,600.

#### **Board Candidates**

Board members Nick Nelson, Darrell Richards, Brandon Fix and Treasurer J. Anderson terms are expiring April 25, 2015. Mr. Nelson and Mr. Richards indicated they will seek election for an additional term. Any member desiring to run for an open position are welcome to submit an application for a 2 year Board of Directors or Treasurer position.

Mr. Russell noted that board of director member attendance is very important for proper functioning of the Board.

### **COMMITTEE REPORTS**

#### **Capital/Long-Range Planning**

The various objectives of the Community Expansion Plan were discussed. The list included, but was not limited, to: Tennis Courts needing replacement due to condition and age; additional parking; increasing shop storage; providing a more visually appealing waste/recycle facility; winter use of pool; additional clubhouse facilities and capacity; and upgrading restrooms.

Mr. Russell requested that Mr. Zeller prepare a conclusive objective's list for review.

Mr. Zeller reminded the board members of the priority of projects considered by the long range planning committee and surveys. While the goal is overall emphasis on community value and enhancements equal emphasis must be placed on risk avoidance (safety) and continued focus on a quality water system. He suggested that planning already completed to date should be considered before heading in new directions. He noted that the originally designed community expansion concept drawing gave only one option and that

## **Capital/Long-Range Planning continued**

by adding additional concepts to include new amenities discovered from the 2014 member survey results will be beneficial in the planning process. Mr. Nelson provided a 2<sup>nd</sup> conceptual drawing, which was designed using member feedback and the 2014 survey results. Board members were asked to review this newly created conceptual drawing and forward to Mr. Zeller functions that need to be included prior to the March meeting.

Mr. Wheeler requested that a board workshop take place to provide more time to review and discuss past and current plans as a group.

## **Facilities/Maintenance/ARC**

**Trail Phase 4-** Mr. Richards shared that the corridor from the clubhouse to Cider Works will be considered a roadway improvement as drainage, water vaults and fire hydrants will be included in the planning. A grant writer will be used to locate potential grant funds available for such a project.

**Water System Update-** Mr. Knight provided a report regarding the recent water distribution system electrical interruption. He noted that similar issues have occurred in previous years as well. The electrical and pumping water system performed as designed so water service was not interrupted. Mr. Zeller and Mr. Knight will coordinate a meeting with the PUD to troubleshoot all probable causes including spikes in the service.

**Shoreline Erosion-** Reports of erosion of the shoreline on the park and spits had been received over the last few years. A previous survey of the shoreline has not been located so the board consensus was to have a survey completed to document the current location.

## **Communications**

The Association has installed a new webcam that provides a higher quality view of the river and mountains via its wide-angle lens. Viewing is available at [www.suncove.net](http://www.suncove.net) Just click on "Webcam" to view as a password is not required.

## **Social Events**

Mrs. Fifer shared that Bryan Wheeler will not be available to chair the Sun Cove Golf Tournament this June. Other open event chair positions are: Oktoberfest and the Chili Cook off. Volunteers will need to come forward for these events to continue.

## **STAFF REPORT**

**Vendor Use of Association property-** A Vendor Policy was presented to the board of directors to clarify mandatory procedures for all outside vendors who wish to offer their services using community property for theirs and members benefits. While the desire is to offer various community activities the liability exposure to the association must be properly addressed. Board members were asked to review the policy for further discussion.

## **OWNER CORRESPONDENCE**

Mrs. Fifer shared recent member correspondence in regards to community trees and action being taken to trim and as needed remove trees that are dying or present risk hazards to our members. As relayed to the owner an arborist was hired to assess the tree in question along with others and, this particular sycamore tree will be removed this spring.

Additionally, discussion took place with members in attendance on various subjects such as; the vendor policy, enforcement and proper parking etiquette and whether there were plans to develop the spoils area, the community property downriver from the boat launch parking area.

The next Board Meeting will take place on March 21<sup>st</sup> at 9:00 am at the clubhouse.

***The meeting was adjourned at 11:23 am. Mr. Russell moved, Mr. Nelson seconded and the motion carried unanimously.***

Submitted by:

Jeri Fifer, Acting Secretary