

**Meeting of the Board of Directors  
Lake Entiat Lodge Associated**

March 16, 2022

**TIME AND PLACE**

The Board of Directors of Lake Entiat Lodge, Associated, met on Wednesday March 16, 2022. The meeting was held remotely via Zoom and called to order at 5:02 pm by President Bill Tucker.

**PRESENT**

The directors present were Bill Tucker, Mark Dibble, Bob Hawk, Kim Martin, and Neil Doherty. Secretary/Treasurer Kevin Kalberg, staff members Stacey Browning, Thomas Everly, Lynsey Miller, and 10 association members were also in attendance.

**BUDGET RATIFICATION MINUTES REVIEW**

Mr. Tucker reminded everyone that the minutes from the January 19th, 2021, budget ratification meeting had already been approved via email.

*Mrs. Martin motioned to acknowledge that we have approved the minutes and they have been distributed. Mr. Hawk seconded. The motion carried unanimously.*

**MEETING MINUTES REVIEW**

Mr. Tucker reminded everyone that the minutes from the January 19, 2021, board meeting had already been approved via email.

*Mr. Dibble motioned to acknowledge the approval of the January 19th, 2021, Board Meeting minutes. Mrs. Martin seconded. The motion carried unanimously.*

**MEMBER CORRESPONDENCE**

A member proposed to have guest day passes for mooring boats. The member added that there should be a limited number of passes, there should be a timeframe for the passes, and they shouldn't be allowed on holiday weekends. The topic was tabled for consideration.

A member requested to extend their camping privileges from June of 2024 to October of 2024, as they could not camp on their property for the first few months of ownership due to not having access to water because of a delay in getting a contractor to install a water vault.

*Mrs. Martin motioned to approve the request to extend camping from June of 2024 to October of 2024. Mr. Doherty seconded, and the motion carried with Mr. Hawk abstaining.*

A member suggested changing the short-term rental lottery to offer members not selected preference in future years. The Board thought this would take the randomness out of the lottery, so the Board decided not to pursue the change. A member in attendance shared that he lived next door to a rental property. He proposed that there should be a limit on how many consecutive years an owner could rent their property. The topic was tabled for consideration at a later date.

## **FINANCIAL**

Mr. Kalberg shared that the Association was over on revenue by \$900 and over on expenses by \$1400. He added that \$53,000 had been added to the Major Maintenance Reserves, \$11,000 to the Water Reserves, and \$22,000 added to Special Capital Reserves.

## **OLD BUSINESS**

### **Upcoming Meeting Schedule**

Mr. Tucker suggested May 11<sup>th</sup> or May 18<sup>th</sup> for the next board meeting. The topic was tabled until after the Annual Membership Meeting when the new Board could decide.

### **March and April Member Reserves Communication**

Mr. Tucker shared that he and Ms. Browning developed a communications plan. In February, the history of the reserves was sent out. In March, the future of the reserves would be sent out. Mr. Doherty said he found one part confusing in the March communication, and requested the Board receive an updated version to review before it is shared with the membership.

### **2022 Annual Meeting Planning**

#### **Docks Replacement Presentation**

Mr. Tucker said that there would be a presentation on the docks replacement project at the Annual Membership Meeting.

#### **Park Restroom Project Report**

Mr. Tucker shared that whether or not the park restroom is finished, there will be a report on the project at the Annual Membership Meeting.

#### **HOA Capital Reserves Contribution for New Owners' Proposal**

Mr. Tucker announced that legal counsel said the governing documents would need to be changed to pursue an HOA capital reserves contribution for new owners. The topic was tabled for consideration.

## **OLD BUSINESS**

### **Guy's Tree Trimming**

Ms. Browning presented the bid from Guy's Tree Trimming to do the annual tree trimming this Spring.

*Mrs. Martin motioned for Guy's Tree Trimming to do the annual tree trimming, not to exceed \$6000. Mr. Dibble seconded and the motion carried unanimously.*

## **COMMITTEE REPORTS**

### **Architectural Review**

Ms. Browning shared that things are moving along. Some people are waiting on garage doors and railings to finish the exterior construction of their homes. She added that new construction projects are coming.

### **Long-Range Planning**

Mr. Tucker shared that the committee was reviewing data from the survey and considering doing a second survey to clarify the input from the initial survey.

### **Facilities/Maintenance.**

#### Launch Restroom Update

Mrs. Martin announced that the septic system was finalized and that forms would be going in tomorrow for the foundation.

#### Dock Replacement Update

Mrs. Martin announced that the project manager is finalizing the paperwork for the permit. Mr. Tucker asked how long the permit lasted. Mrs. Martin responded that the permit is good for three years with a possible two-year extension.

***Mrs. Martin motioned for a check request for the permit, not to exceed \$2,500. Mr. Doherty seconded, and the motion carried unanimously.***

#### Backflow Testing

Ms. Browning presented three bids for backflow testing. The first bid was for \$39 per test, with a three-year contract, the second bid was for \$32 per test, and the third bid was for \$35 per test.

***Mr. Doherty motioned that we agree to pay for the backflow testing for the Association. Mr. Hawk seconded, and the motion was passed by a majority.***

***Mr. Doherty motioned to authorize up to \$12,500 for backflow testing. Mr. Dibble seconded, and the motion was passed by a majority.***

#### Water Usage

Mr. Everly shared that water usage was normal and followed up with owners when their water usage was high.

### **Governance**

#### By-law Review

Mr. Dibble shared that the committee was still working on updating the By-laws.

#### Revised Construction Rules

Mr. Dibble shared that the committee had been working with the Architectural Review Committee on revising the Construction Rules. He presented the revised version of the Construction Rules.

***Mr. Dibble motioned to approve the Construction Rules updates for the HOA. Mr. Doherty seconded, and the motion carried unanimously.***

### **Social Events/Communications**

Mr. Hawk announced that the pancake breakfast would be on April 24, 2022, from 8:30 am to 10:30 am. He added that the 4<sup>th</sup> of July concert, parade, and fireworks were planned. However, the concert would be on July 2<sup>nd</sup> as the 4<sup>th</sup> of July is on a Monday this year. Regarding the other

4<sup>th</sup> of July activities and other potential Summer events, the committee is sending out a survey to the membership.

## **MANAGEMENT REPORT**

### **South Douglas Conservation District Application**

Ms. Browning announced that she went to a meeting on March 7<sup>th</sup> and received a \$4500 cost-share grant for FireWise. At the meeting, she met a contact that would be willing to give a presentation on FireWise to the membership. Ms. Browning added that her contact shared an idea to put a 30-foot rock border on the Douglas County PUD side of the Association to mitigate the growth of fire hazardous plants and grasses. She also shared that she talked with the Greater Wenatchee Irrigation District about doing FireWise on their land.

### **FireWise Reminders**

Ms. Browning announced that the FireWise Curbside Clean-up would be the week of April 27<sup>th</sup> to May 4<sup>th</sup>. She added that the yard waste dumpster would be back on April 6<sup>th</sup>.

### **Fiber Installation Update**

Ms. Browning shared that the Douglas County PUD is working on a start time for the fiber installation update. She added that they should have a definite answer by April 4<sup>th</sup>.

### **Staff Report**

Ms. Browning announced that Eliceo started a week early to assist with running some cable. She also congratulated Thomas on becoming an official water manager and added that Thomas would be taking a pesticide test tomorrow. Ms. Browning shared that Lynsey had also been doing some training and added that staff had been getting ready for the Backflow Program and the Annual Membership Meeting.

## **MEMBER FORUM**

Member, Nick Nelson, shared that cracks in the roads need to be repaired, and the Board agreed.

Member, Donna Manos, suggested that the Association get removable speed bumps. The topic was tabled for consideration.

***At 6:15 pm, Mr. Dibble motioned to adjourn the meeting. Mr. Doherty seconded, and the motion carried unanimously.***

Submitted by:  
Stacey Browning, Acting Secretary