

Lake Entiat Lodge Associated Meeting of the Board of Directors

October 12, 2018

TIME AND PLACE

The Board of Directors of Lake Entiat Lodge Associated met on Friday, October 12, 2018. The meeting was held at the clubhouse in Orondo, Washington and called to order by President Dan Russell at 6:00 pm.

PRESENT

Directors present were: Dan Russell, Nick Nelson, Darrell Richards, Bill Tucker, John Peterson, Bill Kneadler, and Neil Doherty. Community Manager, Jeri Fifer and 4 Association members were also in attendance.

APPROVAL OF MEETING MINUTES

Mr. Russell presented the September 21, 2018 Board Meeting minutes draft for approval. Mr. Richards requested the Minutes be amended to state that the Board approved Mr. Fix's request to review the Association's safety service logs, as the Revised Code of Washington requires this.

Mr. Doherty requested that the Minutes further be amended by adding his request that Board meetings be recorded for reference and confirmation of Board action. Discussion followed.

Mr. Nelson made a motion to approve the September 21st, 2018 Board Meeting Minutes with the amendments as requested. Mr. Tucker seconded and the motion carried unanimously.

FINANCIAL REVIEW

Mr. Russell shared a draft of the 2019 proposed budget with 3 options to consider. He stated that as 3 lots were eliminated in 2018, revenue was less than projected and another lot will be eliminated on January 1, 2019 which will bring the new total of lots to 440.

Several Board members were favorable to the option with no assessment increase. Mr. Tucker noted that with the additional tasks being required of staff, increases for current employees should be a priority but that each of the operations categories could be analyzed for potential cuts. To consider the "no assessment increase for 2019" option, a reduction in services, such as recycling and social events, were discussed. Mr. Anderson and Mr. Russell will review options and present to the Board of Directors for review prior to the November Board meeting.

OLD BUSINESS

Douglas County encroachment enforcement

Mr. Peterson reported that the committee had completed the goal to gather and disseminate information to the members. As the member online poll results are identifying that the majority of the membership,

61%, prefer that individuals work with the County on the encroachment issue, the committee will likely be dissolved at the next Board meeting.

Association members requiring mailed questionnaires will be reviewed prior to any further action being taken until the November Board meeting.

Lot Maintenance Covenant

Mr. Richards provided a Rules Committee reported detailing the proposed changes to the Covenants regarding lot maintenance. Mr. Doherty requested that a red-line draft be presented and that sufficient time be permitted to review the proposal before a decision is made.

Mr. Tucker volunteered to provide a red-line draft with proper fire prevention labels added. Mr. Russell requested all Directors provide feedback to Mr. Richards of the proposed changes and thanked him for the time and effort he has spent on the project.

RV/Setback compliance

Mr. Russell provided a summary of the issue to date. He stated that member Becki Lade's attorney had not provided their interpretation of the Covenants, and therefore enforcement should now proceed. Additional discussion followed with no further action taken at this time and one more request to be made of the Member for their attorney's response.

Mr. Tucker reminded the Board that Covenant 1.16 limits all properties from having RV's stored on the lots, and therefore compliance cannot be limited to the trailer lot members. Mr. Russell will review the matter with legal counsel in order to gain a recommended of proper course of action prior to further enforcement action.

COMMITTEE REPORTS

Capital/Long-Range Planning (LRP)

Mr. Tucker provided a spreadsheet detailing the major reserve needs for 2019-2023. The spreadsheet provides management and Board guidance in planning and appropriating necessary funds to replace aging assets.

Architectural Review

Mr. Richards presented the Rules Committee's suggested changes to the documents and requirements currently utilized. The proposal was tabled to allow time for review and comments at the next Board meeting.

Mr. Russell suggested Mr. Richard provide a final draft and send to the Board for review prior to the next meeting.

Facilities & Maintenance- Tabled until November meeting.

MEMBER CORRESPONDENCE

Mr. Russell provided a summary from the association's legal counsel regarding Mr. Fix's compliance records request for Board review. The recommendation was to make the compliance records available for examination during normal working hours at the Association office.

STAFF REPORT

Mrs. Fifer requested the Board provide a final decision for the Dave Nelson home addition plans, as the Architectural Review Committee had been unable to reach a consensus. Mr. Peterson supplied an overview of plan submittal, the existing setback violation, and potential Covenant waiver option. Nick Nelson shared that the most recent plans submitted detailed the removal of the encroachment to the setbacks.

Mr. Russell suggested a contract be signed by member Dave Nelson, and requested Mr. Peterson draft such a document and provide it to the Board for approval before submitting to Dave Nelson for signing.

COMMITTEE REPORTS- continued

Communications

Mr. Tucker shared potential changes to improve Association communications. He reported that Association software will likely solve many of the challenges with document storage and sharing options.

MEMBER CORRESPONDENCE/QUESTIONS

The floor was opened to members in attendance for questions and comments. The Board moved into Executive Session at 9:10 pm.

EXECUTIVE SESSION

Dean construction plan review and association walkway on 335 Lakeview Avenue property

Mr. Russell shared the Association counsel's recommendation regarding the construction plans and the possible encroachment of the Association's walkway easement, located on the Deans' property: *The Association does not have the authority to govern airspace above the 10' walkway and therefore does not have the authority to prohibit eaves from overhanging the easement area, so long as the walking access is not impeded, nor an unsafe situation created.*

After Discussion, Mr. Doherty moved to approve the Dean construction plans for a home addition at 335 Lakeview Avenue. Mr. Kneadler seconded and the motion carried with Mr. Richards and Mr. Peterson opposed.

The Board moved back into regular session of the Board meeting at 9:36 pm.

The next Board meeting was set for Friday, November 16th at 6:00pm at the clubhouse.

Mr. Nelson moved, Mr. Kneadler seconded and the motion carried unanimously to adjourn the Board meeting at 9:39 pm.

Submitted by:

Jeri Fifer, Acting Secretary