

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

May 18, 2022

TIME AND PLACE

The Board of Directors of Lake Entiat Lodge, Associated, met on Wednesday, May 18, 2022. The meeting was held remotely via Zoom and called to order at 5:01 pm by President Bill Tucker.

PRESENT

The directors present were Bill Tucker, Mark Dibble, Neil Doherty, Wade Oswald, Bree Davis, and Donna Manos. Staff members Stacey Browning, Thomas Everly, Lynsey Miller, and 6 association members were also in attendance.

MEETING MINUTES REVIEW

Mr. Tucker reminded everyone that the board meeting's minutes from the March 16, 2021 meeting had already been approved via email.

MEMBER CORRESPONDENCE

Off-Leash Park Correspondence

Mr. Tucker shared correspondence from members regarding the off-leash park. Mr. Doherty responded to questions regarding enforcement. He stated that enforcement in the community is a complaint-based system, and members must complain for enforcement to happen.

Mr. Doherty also mentioned that he was researching to see if there is a way to keep the dog park where it was. He added that the Committee would be meeting soon to discuss next steps and alternatives.

Short-Term Advertising Violation Response

As the member did not make it to the meeting to petition the board for relief, the Board decided the violation fine stands.

Trapeze Show Request

Mr. Tucker shared that members had reported that a member was advertising a trapeze show on her property. He added that the Board told her she could not charge a fee for attendance, and she had agreed to do it as a charitable event.

FINANCIAL

Ms. Browning shared that \$41,406.38 was spent in April and that the Association was over budget by \$882.38. She explained that the fireworks show deposit was paid in April and was budgeted for May, so the budget should even out in May. She added that \$636.50 was owed in Delinquency. Ms. Browning shared that status of the reserves: Major Maintenance is at \$987,429, Water System is at \$233,078, and Special Capital is at \$363,783.

ELECTION OF OFFICERS

President & Vice President

Mr. Dibble asked the Board if anyone wanted to nominate someone for President. Mr. Doherty nominated Mr. Tucker, and Bree Davis and Donna Manos seconded. With no other nominations, the Board voted Mr. Tucker as President.

Mr. Tucker asked the Board if anyone wanted to nominate someone for Vice President. Mr. Doherty nominated Mr. Dibble. Mr. Tucker seconded. With no other nominations, the Board voted Mr. Dibble as Vice President.

Banking Resolution

The Banking Resolution was tabled until a new Secretary/Treasurer could be elected.

Committee Chairs

Mr. Tucker asked the Board if anyone was interested in chairing a particular committee. Committee Chairs were selected: Mrs. Manos, Social Events & Communications Committee; Mrs. Davis, the Long-Range Planning Committee; Mr. Dibble, the Facilities & Maintenance Committee, including the Dock Committee; Mr. Oswald was selected to Chair the Governance Committee. The selection for the Architectural Review Committee was tabled until a seventh director could be elected.

OLD BUSINESS

Upcoming Meeting Schedule

Mr. Tucker shared two dates for the next board meetings: June 22nd for the June meeting and July 20th for the July meeting. The Board agreed that the next board meeting would be on June 22nd, and the July meeting date was tabled for consideration.

Narcan Station

Mr. Tucker shared that a member previously suggested setting up a Narcan station in the community. Mr. Doherty asked about the location and questioned the liability and risks of having a Narcan station. Mr. Tucker said that legal counsel and insurance would need to be consulted. Mrs. Davis shared that although it was a good idea, she was worried about people tampering with it. Member, Nick Nelson, suggested talking to the fire department to see if their volunteers could have Narcan stations in their homes, as there are many fire department volunteers in Sun Cove. The topic was tabled for legal counsel, local emergency services and insurance to be consulted.

STR Proximity Limit

Mr. Tucker shared that a member previously suggested a limit on the location of short-term rentals to give their neighbors a break. He added that a rule change would be needed to make this happen and that previous Boards did not do this as it would take the randomness out of the lottery. Mr. Dibble suggested that the Governance Committee should look into it. The topic was assigned to the Governance Committee.

Combined Lots Water Vaults

Ms. Browning shared that at a previous board meeting, it was asked whether lots that were combined had two water vaults or one water vault. She added that it had been verified that combined lots had one water vault.

Waterline Supplying Access Off Sun Cove Property

Mr. Tucker shared that the water line supplying water to property, not in Sun Cove had been terminated, so a legal agreement was not needed unless service were to be resumed. The Association has left a message with the owner, but we have not heard back from them.

NEW BUSINESS

Board Replacements

Mr. Tucker shared that Mrs. Hilton-Americk has resigned from her position as a board director, and Mr. Kalberg has resigned from his position as board secretary/treasurer. He stated that a couple of members showed interest in the secretary/treasurer position and that he reached out to them. He added that he would reach out to them again. Mr. Tucker shared that the membership would be informed that we are looking for a replacement to fill the director and Treasurer positions. The topic was tabled.

Board of Directors Orientation

Mr. Tucker shared that the new directors were given manuals and that training was available through CAI. He added that an orientation meeting needed to be scheduled before the June board meeting, and the topic was tabled to schedule over email.

Annual Meeting Recap & Feedback

Mrs. Manos said there was so much good information in the packets handed out at the meeting, but that they should've been sent out in advance. Ms. Browning informed the Board that the packets were sent out in advance. Mr. Tucker said he believed all information handed out at the meeting was sent out in advance, and that it is necessary to do so in the future to ensure our remote attendees also receive it.

Concern About Safety for Members Trying to Throw Out Yard Waste in the Container

Mr. Dibble shared that the current stairs to the yard waste container are too narrow and make it harder to use the container. He suggested building a movable platform. Mr. Tucker and Mr. Doherty agreed.

Mr. Dibble motioned to approve up to \$2,500 to improve or replace the stairs to the yard waste bin. Mr. Doherty seconded, and the motion carried unanimously.

Boat Slip Rentals for Short-Term Rentals/Guests and Parking Spot Limits on Rentals

Mr. Tucker shared that a member previously suggested that short-term renters be able to purchase a temporary pass to moor their boats. A different member previously suggested a day pass for guests to moor their boats. Several board members thought that allowing short-term rentals to moor their boats was a bad idea, but a guest day pass was possible. The topic was tabled for research by the Governance Committee.

Mr. Tucker shared that a member previously suggested that the parameters of the vehicle limit on short-term renters be changed. He added that this topic should be assigned to a committee, and it was assigned to the Governance Committee.

COMMITTEE REPORTS

Architectural Review

Ms. Browning presented the current building update. She explained that most of the construction projects were done or close to done.

Long-Range Planning

Mrs. Davis shared that the survey results had been reviewed and that the Committee would send out a second survey for further clarification on a few of the more popular suggestions.

Facilities/Maintenance.

Launch Restroom Update

Mr. Dibble shared that the roof, siding, and doors are all on the restrooms and that the plumbing would be done next week. Next, the plumbing and framing inspections are followed by wiring and closing up the walls. Mr. Dibble shared that the restroom was under budget, with \$20,738.71 spent as of April 30, 2022.

Water Usage

Mr. Everly shared that there were only three high reads for April. He said two of them he passed because of irrigation being turned on, and the third was probably a broken meter, and he would verify with the next read.

Governance

Restrictions on Light

Mrs. Manos shared that there should be a restriction on lights in the community. Specifically, outdoor decorative lighting as it can be a nuisance to neighbors. The topic was tabled for research.

Social Events/Communications

Social Survey Results

Ms. Browning shared that 66% of the survey members wanted the 4th of July barbecue, 46% said they would volunteer, 46% said no to moving the children's games, and 85% said no to chairing an event.

4th of July Planning

Ms. Browning shared that she was researching pricing on food and supplies, but she couldn't find a tent for shade or find inflatables for the children. Ms. Browning stated that volunteers are still needed and that we can't hold the events if we don't get enough volunteers. She added that there is a volunteer sign-up on the website. Mrs. Davis suggested sharing that the volunteer shifts aren't all-day shifts; they're only for two hours. Mrs. Manos shared that she found a food truck for the Aaron Crawford concert on July 2nd.

Car Show

Mrs. Manos suggested holding a car show on June 18th of Father's Day weekend, from 11 am to 4 pm. She had a flyer made up and arrangements are underway to secure a food truck. The cars in the show would be parked on the grass. The car show would be open to people outside the community; Nick Nelson got permission for guests to park on Otto Ross' property.

Mrs. Manos motioned to hold a car show on June 19th. Mr. Dibble seconded, and the motion carried unanimously.

MANAGEMENT REPORT

FireWise Report

Ms. Browning shared that she was only waiting on two members to clear their lots and that she verified that both members had scheduled the clearing with a vendor. Ms. Browning added that staff was behind on the curbside pick-up because of an issue with Waste Management.

Pool

Ms. Browning announced that the pool is now open and Safety Service staff is needed.

Recycle Trailer

Ms. Browning reminded everyone to use the recycle trailer properly and not throw trash in it.

Memorial Day Reminders

Ms. Browning reminded everyone that there are no floaties in the pool during busy holiday weekends and at the staff's discretion. She added that parking permits need to be in cars, as there will be a permit check. She reminded everyone that parking permits are available for pick up in the office. Ms. Browning added that ember-producing fires are prohibited in Sun Cove, and if caught having a fire on PUD land, the County could fine them up to \$10,000.

Staff Report

Ms. Browning shared that we are still looking for staff and that we hired Luis back to work some evening/weekend shifts for Safety Services. She added that she, Thomas, and Lynsey would cover daytime Safety Service shifts until we are fully staffed.

MEMBER FORUM

Member, Nick Nelson, said he'd heard that staff would be enforcing no drinking around the pool. Ms. Browning clarified that it was no drinking in the pool.

At 6:50 pm, Mr. Oswald motioned to adjourn the meeting. Mr. Dibble seconded, and the motion carried unanimously.

Submitted by:

Stacey Browning, Acting Secretary