LAKE ENTIAT LODGE ASSOCIATED
Meeting of the Board of Directors
November 16, 1988

TIME & PLACE

There was a meeting of the Board of Directors of the Lake Entiat Lodge Associated at 7:25 pm on November 16, 1988. The meeting was held at Mr. Divine's home at 22121 Brier Rd., Brier, Washington.

PRESENT

The following Directors were present for the meeting: Jack Divine, Bill Vance, Otto Ross, Dan Russell and Jim Marriott. Also, present was Alex Osenbach. Mr. Divine acted as Chairman of the meeting and Mr. Osenbach acted as Secretary.

APPROVAL OF PRIOR MEETING MINUTES

The minutes of the Meeting of Directors of August 17, 1988 were reviewed and approved as distributed.

REVIEW OF THE SEPTEMBER 4th MEETING OF MEMBERS

The Board reviewed the minutes of the September 4th Meeting of Members and accepted them as distributed.

WINDSTORM DAMAGE

Mr. Osenbach reported that the Association's common property sustained damage in the following areas from a storm in October:

1. Nine fence poles at the tennis courts were bent. The cost to repair is approximately $650. This is a non-insured loss. Repairs will be made before Thanksgiving.

2. Small fire at pumphouse when the wind blew down the PUD powerlines. The cost to correct the connection by Reid Pump was $95. The chlorinater pump also burned up. This is a cost of approximately $350. This is insured.

3. Small number of shingles were blown off shop.

4. The fiberglass porch cover at the caretaker's house was blown off. The cost is about $50 to repair.

The Management Company will follow-up to be sure that the claim is filed and paid.

REPORT ON WELL LOCATION

The Board discussed the survey of the well location and determined that Mr. Osenbach should follow-up with the County to determine if a septic permit could ever be issued to the lots in question or whether the Association had a Class I or Class II water system.

From information now available, it appears that these lots, 33 & 34, may not be buildable. If this is determined, then Mr. Osenbach is to inform the current lot owners of the situation.

FINANCIAL STATEMENT REVIEW

The October 31, 1988 Financial Statements were reviewed. Mr. Osenbach pointed out that the fee collections were greater than estimated for the Members Meeting and he is now estimating an $8,000 earnings before depreciation and marketable security valuation as compared to the prior estimate of $4,600. It was also noted that there was $42,700 in savings/ reserves at 10/31/88 and estimated to be about #31,000 at 12/31/88.

BUDGET APPROVAL

After reviewing and a question and answer period, the 1989 Budget was accepted as adjusted at this meeting with one stipulation. Final commitment on replacing the roof at the clubhouse was to be made after adequate funds were received from 1989 fee collections.

The Board also increased the building maintenance in March from $6,000 to $7,000 (roof repairs) and in April from $2,000 to $2,300 (dock repairs) and increased revenue by $1,000.

RECLASS OF EXPENSE ITEMS

It was pointed out that the pool tags and the repairs to the tractor were capitalized and are being depreciated. The Board felt that these items should be expensed in 1989 to reduce the income tax exposure.

DREDGE BOAT AREA

Mr. Osenbach was asked to contact the appropriate parties and obtain estimates as to cost and timing to dredge the boat areas.

CLUBHOUSE ROOF

Two bids were reviewed for repairs to the roof. Valley Roofing $6,780 and J. N. Vail $9,321. Mr. Osenbach was asked to be sure both bids were comparable. The Board postponed a commitment on the repairs until March.

LEGAL COUNSEL

Mr. Divine stated that Jay Cooley spoke to him regarding the lack of response he has had by our attorney, Drew Nielsen. Mr. Divine also stated that Mr. Osenbach has had some trouble getting Mr. Nielsen to complete the filing on delinquent accounts. The Board discussed this problem. Mr. Divine also stated that Hillis, Clark, Martin & Peterson, the same firm which provides services to the Wapato Association, has submitted a letter of proposal to the Association. After further discussion and motion duly made and seconded, the following resolution was unanimously adopted:

Resolved That: Mr. Cooley's recommendation to change counsel be accepted and Mr. Osenbach is authorized to meet with Mr. Cooley to accomplish the change.

The firm of Hillis, Clark, Martin & Peterson is acceptable to the Board if Mr. Cooley has no objection.

MARGARET HAGAMAN LETTER

The Board read the letter from Mrs. Hagaman and asked Mr. Osenbach to make arrangements to quitclaim the lot to the Association.

OTHER ITEMS

Mr. Osenbach was asked to improve parking at the boat launch area by expanding it towards Lots 11/12 in Blk 1. It was also pointed out that the foot bridge needs repair and should be accomplished.

Pool tags were discussed and these areas need to be addressed: a) replacement for lost or broken tags, b) continue the use of the tags and 3) additional checks to be made on the three holiday weekends (Memorial Day, 4th of July, Labor Day). These items will be decided at the next meeting.

NEXT MEETING

The next meeting of the Board of Directors will be on January 18th, 1989 at 7:00 pm.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 9:05 pm.

Correct:

Jack Divine
Chairman

Alex Osenbach