

Meeting of the Board of Directors Lake Entiat Lodge Associated

April 11, 2020

Cardinal Approvals and Decisions:

Dean Construction Project close out, approved
Emergency Resolution for annual meeting and tenures, approved
Closure of playground structures, sport courts and other specific amenities, approved
Extension of Covenant Survey to 1 May 2020, approved

Time Convened: The President called the meeting to order at 9:06 A.M.

Members Present: This meeting was conducted via ZOOM with the following board members and officers present: Bill Tucker, Dan Russel, Bob Hawk, John Peterson, Chad Evans, Kim Martin, Neal Doherty and Jack Anderson.

Minutes Approval: After brief discussion the following approvals were made.

2019 Annual Membership Meeting; approved as presented

2020 Budget Ratification Meeting; approved with two grammatical changes

2020 January 18 board Meeting; approved as presented

Financial Report: The Treasurer presented a written report via screen share covering the association financial position as of 29 February 2020. Spending is slightly below the planned levels; reserve fund balances were reviewed as were delinquencies. Our expenditures for legal services were reviewed. The association is following information from HOA groups and governmental sources as it considers how to deal with COVID-19 delinquencies that may impact our operations next month.

Old Business:

Covenant Amendment Survey: Extension of the survey time was approved; new due date is 1 May 2020. It was reported that 197 surveys have been returned. It was the general view that until a larger survey return has occurred analysis was not an effective use of time. It was recommended that management create a mailing segment or group that has only the designated e-mail address for each lot. This segment would be used to send and control e-mail solicitations to the “official” agent of each member lot. The board suggested that the thirteen owners with no e-mail address on file be called and asked to provide an e-mail address. Further, access to the survey be made to those members without electronic capabilities. This would necessitate physically making the survey available. Next steps include covenant review committee analysis of the comments made by members.

Dean construction Project: After review of submitted photographs and discussion the board voted 4 Yes to 3 No to approve closure of the Dean construction project.

New Business:

COVID 19 Compliance and Response:

1. Emergency Resolution for annual member meeting postponement and board member tenure extension was discussed and unanimously approved.
2. Closure of facilities and amenities under control of the association was discussed and a decision to post closure notice and warnings at all playground equipment, sport courts and structures on our common spaces was approved. Boat ramp and common park area are not included in this closure.
3. The treasurer will look into how the association might take advantage of the federal Payroll Protection Program.
4. The Short Term Rental situation was discussed. In general, it was felt that the association owes no concession to those owners who are participating in the STR program.
5. Payment Hardship Requests, the treasurer recommended that these be dealt with as we have in the past. Case by case and in compliance with our processes, state law, common sense and compassion. The board agreed that we should not make pre-determined decisions on how these types of requests will be handled.
6. Discussion of how to communicate with members resulted in the recommendation that the president make weekly bulletins or updates.

Committee Reports:

Facilities and Maintenance: It has been reported that Otto Ross was closing access to his property. After discussion it was decided that Waste Management containers should be ordered starting in mid-April continuing until the need decreases.

Social Events: Request to conduct 5K run during 4th of July activities has been received. Concern is that 4th of July may still be under restrictions. Bob Hawk committed to review events that are currently calendared and make recommendations to the board on rescheduling or cancelling.

Management Report: Management is considering if making deposits for services and events in the close future is advantageous to the association. After discussion it was recommended that we seek the best reschedule or cancellation terms with each vendor then decide if it is worth the financial risk to make the commitment.

Member Correspondence/Questions:

Letter from Darrell Richards: It was agreed that an acknowledgement of the most recent communication be made. Bill Tucker will facilitate.

Scott Blair: Proposal for commercial lots was tabled until the next regular board meeting.

Adjournment: Meeting was closed at 1:13 PM Next meeting; 22 May 2020

Emergency Resolution of the Lake Entiat Lodge Assoc. Board of Directors
Ratifying Prior Actions Taken by the Board

This document is an Emergency Motion/Resolution to authorize the Board to move the LELA HOA Annual Meeting forward in time so that we can comply with February, March, and April State, County, and Federal Government promulgated public health/safety directives regarding the Covid-19 virus pandemic (as described by the U.N. World Health Org). These directives will not allow LELA to conduct meetings with members in attendance, at this time. A new Board was to be selected by the HOA Membership at the previously determined April 25, 2020 LELA Annual Meeting. Since we cannot have HOA membership at an April 25th Meeting, this means that those existing Board Directors who would normally be completing their terms of service on April 25th, would necessarily have to stay on in their Director capacities until a new election could be facilitated. Neither the proposed Authorization nor the Election postponement is Anticipated in Article 1, section 3 of the LELA Bylaws, thus the need for this Extraordinary action.

WHEREAS, the LELA HOA Board of Directors has been empowered by the RCW and its governing documents to act on behalf of the Association, the Bylaws, Articles of Incorporation and Declaration contain provisions regarding how actions of the Board and Association are to be taken;

WHEREAS, the Board has a substantial public interest in protecting the health and safety of the community, and its members;

WHEREAS, the Board has been prohibited by this public health emergency from complying with the specific language of its governing documents due to government directives; and

WHEREAS, the Board has taken emergency actions to conduct necessary business of the Association which did not strictly comply with specific language of its governing documents, but which the Board determined were appropriate under the circumstances.

RATIFICATION RESOLUTION

The Board by this Motion/Resolution, adopted by the Board members signatures below after holding an April 11, 2020 meeting electronically, ratifies these actions taken by the Board. Such signatures also serve to waive (whether before or after the action was taken) any notice required of such action.

Actions taken by Board: Postponing the LELA Annual Meeting from April 25, 2020 to a later time

to be scheduled no more than six(6) weeks after restrictions are removed;
holding an electronic Board meeting April 11, 2020, and (other action) _____
extending terms of all Directors until the Annual meeting is held.

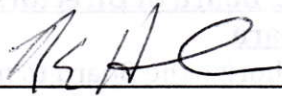
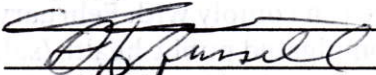



This document ends with the closure of the next LELA Annual Meeting.

The undersigned Directors certify that this Resolution was duly adopted by the LELA Board of Directors for the LELA Association and is effective as of the date signed. This Resolution may be signed in counterparts by the Board members, and fax, email, or electronic signatures shall be as effective as originals.

President William J. Jackson
Vice President Julia A. White

Date April 11, 2020
Date 5/5/2020

Directors

Bob Hawk 
Chad Evans 
Dan Russell 
John Peterson 
Kim Martin 

Date 5/25/20
Date 5/8/20
Date 5/30/20
Date 6/4/2020
Date 5-29-20