

Lake Entiat Lodge Associated Meeting of the Board of Directors

November 19, 2016

TIME AND PLACE

The Board of Directors of Lake Entiat Lodge Associated met Saturday, November 19, 2016. The meeting was held at the clubhouse in Orondo, Washington & called to order by Board President Mr. Russell at 9:02 am.

PRESENT

The following directors were present: Dan Russell, Nick Nelson, Darrell Richards and Ryan Haggard. John Howgate, Bill Tucker and Greg Zeller attended via conference line. Community Manager Jeri Fifer, Water/Facilities Manager Jason Knight, Administrative Assistant Jessicah Curry and one Association member were also in attendance.

APPROVAL OF MEETING MINUTES

Mr. Russell presented the October 22, 2016 Board Meeting draft minutes for approval. Mr. Tucker noted a grammatical error.

Mr. Haggard made a motion to approve the October 22, 2016 meeting minutes with the one change. Mr. Nelson seconded and the motion carried unanimously.

FINANCIAL REVIEW

Short-Term Rentals

The Board discussed the current short-term rental cap of 19 and the annual declaration fee of \$750.

Board consensus was to raise the rental cap to 20 and the declaration fee to \$850, but to also issue a poll to gain insight from the membership.

Mr. Howgate made a motion to raise the annual short-term rental cap to 20 and the declaration fee to \$850. Mr. Zeller seconded and the motion carried with Mr. Richards and Mr. Haggard opposed to the raise in the cap.

Long Range Planning

At the annual meeting in April the board of directors will present options to fund major capital improvements both currently needed and long term. Included with this will be the recommendation to extend the water loan capital assessment of \$338 a year to support this planning.

2017 Budget Planning

Mr. Russell requested input regarding the three 2017 Budget options previously provided for review and consideration. After a lengthy discussion, consensus was to move forward with the budget option that

included a \$35 annual increase, which will be allocated to the Capital Reserve to ensure that funds are available for maintaining the Association's current assets.

Mr. Nelson made a motion to approve the 2017 Budget presented with the \$35 increase. Mr. Tucker seconded and the motion carried unanimously

The Budget Ratification meeting was set for 9:00 am January 21, 2017 at the clubhouse

OLD BUSINESS

Dean's Construction Project/Trail Closure

It was reported that the Association had made a request to the Deans to provide proof that their construction project had not encroached upon the Association 10' walkway. As the request was ignored, a survey was subsequently performed and encroachments were discovered in the upper and mid part of the pathway. Additional construction concerns to be addressed included the fact that the walkway was not repaired sufficiently, a mound of soil had been placed upon Association property, and drains installed in the wall would backwash onto Association property.

Board consensus was to request that corrections of these additional discoveries be made and if compliance is not gained, the Association will correct the issues and bill the Deans accordingly.

NEW BUSINESS

Committees

Mr. Russell reminded the Directors of their duty as Committee chairmen to generate member involvement. Board consensus was to review the Committees Resolution and to pursue member volunteers by publishing means of contacting Board members through the website and E-Newsletter.

Concrete Docks

Mr. Nelson and Mr. Richards reported that the center cove docks have only 2-3 years' worth of life remaining and that replacement bids are \$500,000-\$600,000. Board consensus was to provide funding options to the members at the 2017 Annual Meeting.

COMMITTEE REPORTS

Facilities/Maintenance

Mr. Nelson and Mr. Richards provided recommended 2017 Facilities/Maintenance Capital Reserve funding needs. Options were discussed regarding the purchase of a tractor in 2017.

Mr. Richards shared that storage has again become an issue and that a third storage container could serve as a temporary solution.

Mr. Richards made a motion to approve up to \$3,000 for the purchase and delivery of a storage container. Mr. Nelson seconded and the motion carried unanimously.

Rules & Regulations

Mr. Haggard shared the goal of providing a new Rules draft to the Board for review before April.

Emphasis will be placed on reducing and condensing the rules into a shorter version. The plan is to present the community-wide rules to the membership this year.

Moorage Policy— A draft of suggested changes to the current Moorage Policy was reviewed. Mr. Nelson requested that the rule against beaching boats on community property, as opposed to mooring them on the beach, be eliminated. All were in agreement.

Permit Policy- After review of the draft policy, the directors decided to return to annually-issued parking permits, as a method to control the number of replacement permits now in circulation. The new procedure will involve the permits changing color every year.

Mr. Haggard made a motion to accept the Moorage policy and Parking Permit policies as presented with the corrections as discussed. Mr. Richards seconded and the motion carried unanimously.

Social Events

Mr. Haggard brought concerns before the Board regarding consistency with event policies, particularly concerning Association-sponsored vs. private events. The validity of charging applicants a rental fee when applying to hold a private event was questioned, since the member does not receive exclusive use.

Mr. Russell stressed consistency and board consensus was to review the current Clubhouse/Gazebo rental rules and fee to ensure that it correctly states the intent desired.

Mr. Haggard made a motion leave the clubhouse open until 1:00am on New Year's Eve, December 31st, 2016, on the condition that Mr. Haggard, provide personal supervision and close the clubhouse afterwards. Mr. Nelson seconded and the motion carried unanimously.

STAFF REPORT

Mrs. Fifer shared the compliance report.

MEMBER CORRESPONDENCE/QUESTIONS

Mr. Russell opened the floor to the members in attendance. A number of additional questions were answered in regards to grandfathered tree heights and how to enforce as well as members joining committees. Association member, Mrs. Sells asked whom to contact in the event of an issue with a short-term renter guests after-hours excessive noise/activity. The Sheriff's Department should be contacted in this case.

The meeting was adjourned at 12:01 pm. Mr. Haggard moved, Mr. Nelson seconded and the motion carried unanimously.

Submitted by:

Jeri Fifer, Acting Secretary