

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

September 29, 2021

### **TIME AND PLACE**

The Board of Directors of Lake Entiat Lodge, Associated, met on Wednesday, September 29, 2021. The meeting was held remotely via Zoom and called to order at 5:04 pm by President Bill Tucker.

### **PRESENT**

The directors present were Bill Tucker, Mark Dibble, Bob Hawk, Chad Evans, Kim Martin, Neil Doherty, and Colleen Hilton-Americk. Staff members Stacey Browning, Thomas Everly, Lynsey Miller, and twelve association members were also in attendance.

### **APPROVAL OF MEETING MINUTES**

Mr. Tucker presented August 25, 2021, Board Meeting Minutes draft for approval.

*Mrs. Martin motioned to approve the August 25, 2021 Board Meeting Minutes as presented. Mr. Dibble seconded, and the motion carried unanimously.*

### **MEMBER CORRESPONDENCE**

#### **Donna Manos Email Regarding Board Minutes**

Mr. Tucker presented an email from Donna Manos requesting a quicker turnaround of the meeting minutes. The Board discussed the possibility of approving the minutes via email instead of waiting until the next meeting.

*Mrs. Martin motioned to approve the meeting minutes before the following meeting. Mr. Hawk seconded, and the motion carried with Mr. Doherty opposing.*

#### **Don Sass Email Regarding in Person Meetings**

Mr. Tucker presented an email from Don Sass requesting that there be in-person Board Meetings again. The Board discussed COVID concerns and attendance patterns. They decided that for the time being, the Board Meeting would remain remote only, with those wishing to observe from the Clubhouse now available. The topic was tabled to be revisited in the Spring of 2022.

### **FINANCIAL REVIEW**

Ms. Browning reported that for the month of August, the Association spent \$51,823, with the overall August budget being underspent by \$2,943.59. She added that for the entire year, the budget had been underspent by \$10,376.52. Ms. Browning shared the reserves amounts as \$753,129.54 for Major Maintenance, \$230,228.13 of the Water System, and \$321,601.58 for Special Capital. She added that the Association had received \$67,809 in back assessments and asked if the assessments should be divided by Maintenance, Water, and Special Capital. Ms. Browning concluded her report by stating that the amount owed from delinquent accounts was only \$3.50.

### **OLD BUSINESS**

#### **Upcoming Meeting Schedule**

Mr. Tucker reminded everyone that the next Board Meeting would be on October 27. He proposed December 8 for the final meeting of the year. With no disagreements, the date was set.

### **Fiber Douglas County PUD**

Ms. Browning reported that the Douglas County PUD would not install fiber this fall, as they did not yet get approval from the Douglas County Commissioners to do the necessary micro trenching for the project. As such, the project was push back until Spring.

### **Wildfire Prevention**

Ms. Browning shared that most members who needed to clear their lots did so and asked how to proceed with those who did not. After some discussion, the Board directed her to send out a violation letter to each member that has not cleared their lot.

### **Kyler Kling Commercial Lot**

Mr. Tucker asked the rest of the Board their thoughts on how to determine the results of the commercial lot vote, as the Covenants aren't clear on what quorum is required.

*Mrs. Hilton-Americk motioned to seek legal guidance on the wording in the Covenants for what the quorum is for the commercial lot vote. Mr. Dibble seconded, and the motion carried unanimously.*

### **Off-Leash Pet Area**

Mr. Doherty shared that the committee had done further research on the off-leash pet area regarding fencing and signage.

### **NEW BUSINESS**

#### **STR Cap & Fee**

Mr. Tucker reminded the Board that a cap and fee had to be decided upon for the 2022 Short-Term Rental Program. After brief discussion,

*Mrs. Martin motioned to keep the short-term rental cap at 16 and the fee at \$1200. Mrs. Hilton-Americk seconded, and the motion carried with Mr. Doherty opposing.*

#### **Secretary/Treasurer Vacancy**

Mr. Tucker announced that Board Secretary/Treasurer, Jack Anderson, had passed away. As such, the Secretary/Treasurer position was vacant. Mr. Hawk added that the former Secretary/Treasurer, Kevin Kalberg, offered to help in the interim. After some discussion, the Board decided to send out a notice to the membership to see if anyone would be interested in filling the position, and then the Board would decide at the next meeting.

#### **2022 Budget Planning**

Ms. Browning reported that she had started drafting a budget for 2022 and would share the overview with the Board. After brief discussion, the topic was tabled for consideration.

#### **Water Use Documentation**

Mrs. Martin reminded everyone that member Otto Ross had property outside of Sun Cove connected to the water system. The property is now owned by Otto's daughter and is being expanded. Mrs. Martin asked if documentation should be prepared regarding the water connection should it need to be removed. After some discussion,

*Mrs. Martin motioned to consult legal about what to do with Otto Ross' water connection. Mr. Evans seconded, and the motion carried unanimously.*

## **COMMITTEE REPORTS**

### **Architectural Review**

Mrs. Hilton-Americk presented a list of properties under construction. She added that the ARC committee had approved the first extension for one property and that another property was requesting a second extension.

*Mrs. Hilton-Americk motioned to approve a 4-month extension for the construction on the property at 340 Entiat Place. Mr. Doherty seconded, and the motion carried unanimously.*

### **Long-Range Planning**

Mr. Evans presented a survey that the committee has drafted.

*Mr. Hawk motioned to send the survey out to the membership. Mrs. Martin seconded, and the motion carried unanimously.*

### **Facilities/Maintenance.**

#### **Park Restroom Update**

Mrs. Martin announced that a public notice had been posted, and all the related paperwork was complete. She added that the project was moving forward.

#### **Dock Update**

Mrs. Martin shared that the committee had looked at the plans from the bids and would be looking at the price of the bids at their next meeting. She added that the dock update was ahead of schedule.

#### **Carpet for the Office**

Mrs. Martin expressed her desire to replace the carpeting in the Association office with the same carpeting used in the Clubhouse.

*Mr. Doherty motioned to approve up to \$3,500 to replace the carpet in the Association office, after seeking 3 bids. Mr. Hawk seconded, and the motion carried unanimously.*

### **Governance**

Mr. Dibble reported that the committee had finished with the updated Rules and Regulations and would be presenting them for approval at the next meeting. He added that the committee was still working on the construction rules.

### **Social Events/Communications**

Mr. Hawk shared that there were no big events being planned, including Oktoberfest, due to COVID-19 concerns. However, a once or twice monthly virtual game night was being planned by member Patricia Sells.

Mr. Doherty expressed concern with the Board deciding to cancel the Labor Day concert at the August meeting, only to change their minds after the meeting. After some discussion, the topic was resolved with the understanding that instances of this are to be avoided.

## **MANAGEMENT REPORT**

Ms. Browning reported that the grounds team had installed lights on the docks, were getting ready to paint the office and shop, and had started putting away the pool furniture. She added that the pool was set to close on October 4. Ms. Browning shared that Lynsey finished the backflow program, which had 306 members' devices tested. She announced that 28 properties sold so far in 2021.

## **MEMBER FORUM**

Beth Arias expressed her gratitude for the installation of the lights on the docks. Patricia Sells offered to try to hold an Oktoberfest themed virtual game night.

*At 7:10 pm, Mr. Doherty motioned to adjourn the meeting. Mr. Dibble seconded, and the motion carried unanimously.*

Submitted by:  
Stacey Browning, Acting Secretary