

Annual LAKE ENTIAT LODGE ASSOCIATED  
Minutes of the Meeting of Members  
April 18, 2009

**WELCOME and INTRODUCTIONS**

Dan Lungren, President of Lake Entiat Lodge Associated, called the meeting to order at 9:00 AM. The meeting was held in the multi-purpose room of the Orondo Elementary School, Orondo, Washington. There were members in attendance representing 79 lots. Mr. Lungren introduced the Board of Directors, Lake Entiat Lodge Associated Staff and Management Company representatives to the membership.

▪ Dan Lungren	President and Director
▪ Bryan Wheeler	Vice President and Director
▪ Todd Watson	Director
▪ Brandon Fix	Director
▪ Greg Zeller	Director
▪ Nick Nelson	Director
▪ Dan Russell	Director
▪ Kevin Kalberg	Secretary/Treasurer
▪ Mike Knight	Groundskeeper
▪ Michelle Richardson	Site Manager
▪ Alex Osenbach	Managing Agent

Mr. Lungren thanked Michelle Bartoli for her work in maintaining the Association's website ([www.lakeentiatestates.com](http://www.lakeentiatestates.com)) and he also thanked Rachel Schmidt, Lisa Wiedmer and Carol Sass for their help with the refreshments.

Mr. Lungren thanked Ray and Stevie Simone on behalf of the whole community for all their effort in organizing all of the 2008 events such as the Chili and Salsa Cook-off and the 4<sup>th</sup> of July activities. Their commitment made those events possible.

**WATER CONSERVATION**

Our community has water rights of 116 million gallons per year. In 2007 and 2008 we reached 97 million gallons. At this time 75% of our community is developed and about 5% live here full time. As our community continues to develop and people begin moving here full time, we are going to have to learn to better manage our water

usage. In the near future we will begin monitoring the water use for each house. Homes exceeding their allotted usage will possibly be charged for excess consumption.

Cory Tidwell from Vita Green attended the meeting to give the community several water conservation tips.

- Spring – Water lawn 3 days a week
- Summer – Water lawn 5 to 7 days a week
- Water for approximately 15 minutes
- Water lawns during evening and early morning hours ( The water acts as a magnifying glass on the grass when watered during daylight hours)

Cory also introduced a product that Vita Green sells that increases water-holding capacity for your lawn, which should reduce water usage. The product flyer and other information from Vita Green can be obtained from the Site Manager in the clubhouse.

### **DESERT CANYON**

Mark Rhodes from Desert Canyon spoke to our community regarding new and additional functions to be offered at Desert Canyon. Desert Canyon is now under new management and they want Sun Cove to know that the restaurant is now open. Our members are welcome to come and golf on their course. Desert Canyon has started a men's and women's golf league on Tuesday nights. Mr. Rose brought both discount golfing and restaurant coupons for our use; these can be found in the Site Manager's Office. The discounts expire 5/31/09.

### **FIBER OPTICS – Douglas County PUD**

Gary Ivory was present at the Annual Meeting to update the members on the fiber optics that the PUD installed last year. Douglas PUD does not provide internet service, they just provide the infrastructure. To see a list of providers in the Sun Cove area go to [www.dccn.net](http://www.dccn.net), on the left hand side of the page you will find a tab labeled Service Provider Information.

Many of our community members who requested internet access were not able to connect to the fiber due to the fact that the fiber is only on one side of each street which may be the opposite side of the road from your property. Douglas County is hoping to drill under each of our streets and bring the fiber to those members that do not have current access to the fiber sometime in the next year. Those that request this service will be placed on a waiting list; the County is working through that list first before finishing the project.

### **NEW OWNERS**

New Owners were requested to stand and introduce themselves.

## **2008 FINANCIAL REVIEW**

Kevin Kalberg, the Association's Treasurer, presented a summary of the 2008 financial position. Mr. Kalberg started by discussing the 2009 Budget. The 2009 Budget was adopted in November by the Board and was ratified in January by the members. There were about 30 members present for the member's budget meeting held in January. Mr. Kalberg encouraged anyone who is interested or has questions regarding our budget process should attend the next members' budget meeting in January of 2010.

In the packet provided to the members, when signing in for the meeting, was a chart that showed the breakdown of the annual assessments. This chart showed the allotted amount for operating expenses, and the various funds and the annual assessments amount back to 1987.

Also provided was a Statement of Operations for 2008 showing the Operating Revenue \$335,943, Operating Expense \$364,049, Income or (Loss) from Operations (\$28,115), Depreciation Expense \$80,591, and Income or (Loss) Before Tax (\$108,706).

Mr. Kalberg also put together a list that highlighted where the additional income from 2008 came from and what expenses accounted for the deficit in 2008.

### **Additional Income:**

1. Back fees from owner who re-established property lines
2. Interest earned on funds
3. Short term rental fees
4. Penalties – Late fees – Interest

### **Expenses:**

1. Labor – Fulltime Site Manager
2. Labor – Repair cost from dredging of up-stream lagoon
3. Legal – Covenant violation and covenant amendment (short term rental)
4. Provision for delinquent accounts
5. Costs associated with Site Manager's Office
6. Grounds supplies – Cost for repairing dredging damage to lawn and irrigation system
7. Building Maintenance – Cost to bring doors to pool area into code
8. Pool – Repairs to sand filter and chlorinator
9. Other – 4<sup>th</sup> of July events

## **SHORELINE IMPROVEMENT UPDATE**

Mr. Lungren presented an update on the shoreline improvement project. The final element for the shoreline project is the completion of the mitigation planting as required by the permit. The Association is attempting to

have the mitigation requirement reviewed and hopefully reduced which would result in the reduction of our costs to complete to work.

This year there are a few projects planned. One being landscaping and maintaining the land south of the marina parking area and maintaining the shoreline around our lagoons.

Another project planned this year is to provide a better parking layout at the marina parking lot.

An owner asked about personal watercraft parking down at the lagoons. Mr. Lungren explained that the on shore PWC parking platforms are not allowed in Douglas County. The staff at Sun Cove will provide a roped off area in the upstream lagoon for additional parking for PWC.

### **PLANNING/CAPITAL PROJECT**

Mr. Watson presented a summary of the capital projects. Projects that were completed in 2007 were: the purchase of the speed control monitor, the pool patio extension, additional pool furniture was purchased and there were trees trimmed and removed from the park.

In 2008 the Association purchased more pool furniture, added the fencing around the pool patio to comply with code requirements and made additional updates around the pool to bring it up to Washington State code. Trees were removed in the marina parking area and the parking area was expanded to make more parking spaces. The computer and office furniture purchased for the Site Manager.

In 2009 the Site Manager office has been completed. There are plans to finish the marina parking area and to complete the community entrance landscaping.

Funds from the special assessment for Capital Projects that was voted on in the Annual Meeting in 2008 will not begin to come in until the 3<sup>rd</sup> quarter of this year. By the Annual Meeting in 2010 the Board will have a proposal of projects that the members will be able to vote on using funds from this special Capital Project fund.

Due to the present economy, many projects that were scheduled for 2009 have been pushed to future years, so that we can end this year with a surplus. Some of those projects are: lighting for the new docks, lighting around the pool deck, and resurfacing the tennis and basketball courts. The updating of the clubhouse has also been moved to future years. The task of privatization of the roads is being investigated by the Board.

### **APPROVAL OF MINUTES**

The minutes of the April 26, 2008 annual meeting of the members were reviewed. After a motion duly made and seconded, the minutes were unanimously approved as submitted.

## **ELECTION OF DIRECTORS**

Mr. Lungren recognized Dan Russell for being on the Association Board for 10 plus years and thanked him for his service. Dan Russell will not be running for reelection this year.

Todd Watson and Brandon Fix will be running again for Director positions. Margaux Mason expressed a desire to run for the third Director position.

Margaux and her husband Skip have owned in Sun Cove for 16 years. Margaux owned a real estate/ property management company for 6 years. Margaux and her husband plan on retiring and living here in Sun Cove full time in the near future.

There was a motion and second that the secretary cast a unanimous ballot for the three members seeking election to the Board. Margaux Mason, Todd Watson and Brandon Fix were elected to the Board for a two year term.

## **OTHER BUSINESS**

Open fires are not permitted. This would include the use of fire pits such as those being sold by Lowe's Home Depot, and Costco. Under the Association's rules, these are designated as open flame and are prohibited.

Absolutely no boat fueling may take place in the water and in the Marina area. Doing so is a violation of the Corps permit and subjects the Association to large fines. The Board requests that members discontinue bringing gas cans across the park lawns and to their boats to refuel out in the river. Should a spill occur while in route, the Association will still be held accountable.

Volunteers are requested to sign up to assist with the 4<sup>th</sup> of July activities. Please contact the Site Manager for information.

As many of our members know Jeff Dowdle passed away this last fall. In honor of him the Association would like to rename our chili cook-off after Jeff, who was a winner in the last two annual cook-offs. It was an honor to know Jeff who was so exuberant in all activities he participated. He will be missed.

## **ADJOURNMENT**

There being no further business to come before the membership and following a motion duly made and seconded, the meeting was adjourned at 10:57 PM.

Submitted by:  
Michelle Richardson