

Lake Entiat Lodge Associated
Meeting of the Board of Directors
August 8, 2014

TIME AND PLACE

The Board of Lake Entiat Lodge Associated met Friday, August 8, 2014. The meeting was held at the Sun Cove clubhouse in Orondo, Washington and called to order by the Board President, Mr. Russell, at 6:00 pm.

PRESENT

The following directors were present: Nick Nelson, Darrell Richards, Walt Wheeler, Greg Zeller, Dan Russell, John Howgate and treasurer Jay Anderson. Also in attendance were staff members Jeri Fifer, Jessicah Curry and Jason Knight, and five association members.

APPROVAL OF MEETING MINUTES

Mr. Russell presented the June 13, 2014 Board Meeting draft minutes for approval.

Mr. Wheeler made a motion to accept the July 11, 2014 meeting minutes as presented. Mr. Zeller seconded and the motion carried unanimously.

FINANCIALS

Mr. Anderson shared that the quarterly financial recap identifies that board and staff are abiding by the membership-approved budget.

OLD BUSINESS

Mr. Russell gave an overview of the insurance policy recently completed, replacing the old company, CAU. Board treasurer Mr. Anderson and Mr. Russell will review and sign the quarterly contract.

The board reviewed potential Covenants resolutions regarding “Self-Help” which could address property aesthetics and/or lack of maintenance. The consensus was that the current covenants address this and there it is not enough of an issue to warrant pursuing a covenant change at this time.

COMMITTEE REPORTS

Long Range Planning/Capital

The sub-committee, Mr. Zeller, Mr. Fix, Mr. Howgate and Mr. Russell supplied an overview of survey data for the Board to review. Mr. Howgate shared that the committee's work has identified the membership goals but the next step should be to have a special meeting(s) for the membership to review the data and verify that subsequent planning follows the path of the membership's desires. The Board will meet at noon on August 29th to-review the information provided and to determine the next course of action.

Rules/Bylaws

The Rules and Bylaws review was tabled for the next board meeting on September 12th.

Facilities/Maintenance

Fire

Discussion regarding the proposed fire suppression line occurred, emphasizing Chelan County PUD communications and the fire dept. commissions suggestions. The consensus was to develop detailed plans in conjunction with engineer Larry Cordes. Mr. Anderson recommended contacting a wildfire-suppression specialist for possible funding and partnership with bordering entities. Mr. Nelson also recommended contacting GWID/USBR and contracting a vendor to remove fuels from the orchard park and spoils area.

At 7:30, Mr. Zeller left the meeting.

It was shared that it would be very beneficial for all "fuels" to be cleared from empty lots. Member Mr. Knowles recommended that, to prevent drainage and erosion issues, stripping the land should be avoided; mowing or cutting the brush would be a better option. The Board directed staff to mail a request letter to all vacant lot owners to remove or reduce excess "fuels" from their lots.

Water

Meters & Equipment—Mr. Nelson shared that after research, Sensus was the vendor recommended by the committee and management to purchase the new water meters for all lots.

Mr. Nelson motioned to purchase the Sensus system and meters up to \$107,000 from the water reserve fund. Mr. Richards seconded and the motion passed unanimously.

Hydrants

Mr. Nelson reported that additional hydrants at the end of all west-end streets would cost approximately \$8,000 apiece.

Irrigation—In 2013 the park irrigation was taken off potable water and the older wells 1 & 2 were used. The old irrigation wells (1&2) failed this spring. Research is being done for the proper course of action to redevelop these wells.

Trails—Bids for the final mitigation plantings for phase 1 of the trail system were supplied. A vendor will be hired to complete the work in the fall of 2014. The membership approved \$72,500 from the Special Capital Reserve Account for this project and with mitigation the total will be \$77,000.

Mr. Wheeler motioned to authorize Mr. Anderson and Mr. Russell to determine in which account to place the approx. \$4500 overage to the budget for Phase I of the trail system. Mr. Richards seconded and the motion passed unanimously.

Mr. Richards shared an update of Phase 2 of the Trail System. He commented that an engineered plan is needed prior to bids being gathered.

Mr. Richards motioned to allocate \$5,500 for the engineered plan for Phase 2 of the Trail System. Mr. Howgate seconded and the motion passed unanimously.

New Office—Mr. Nelson provided an update of the remodel of the new office at 255 W Beach Dr. The plans are to have the staff moved in by this fall.

Social

The next events are the Chili Cook-off August 30th, Oktoberfest date TBD, and the Wine Tasting on November 8th. Anyone wishing to sign up to chair or volunteer for any event can do so by contacting the association office at admin@suncove.net or 509-784-1166.

NEW BUSINESS

Mr. Wheeler shared information regarding two upcoming events, the Pateros Fire Victim Fund-Raising Concert at the Rio Vista Winery and the Orondo Fire Department Auction Dinner at Lone Pine. The Pateros Fire Victim Fund Raising Concert is on August 23rd from 3:00pm-6:00pm, and the Orondo Fire Dept. Auction Dinner is on September 13th at 6:30pm. Interested parties are to contact Marcia Kindig for more information.

Collection Procedure

Mr. Anderson, treasurer, shared a redline version of the current collection policy showing suggested changes. A sub-committee comprised of Mr. Russell, Mr. Anderson and member Terry Schmitz was formed to complete a final draft to propose to The Board.

STAFF REPORTS

Mrs. Fifer opened discussion regarding the \$10.00 fee owners are charged to have the minutes mailed to them. After discussion the consensus was that owners should no longer be charged to receive the minutes via mail. If owners wish to be placed on a mailing list they should contact the office at admin@suncove.net or 509-784-1166.

Lot Lines

Mrs. Fifer shared two requests received from association members, one of which was in regards to the reinstatement of abandoned lot lines. In September 1991 The Board of Directors adopted the following resolution: *Any reversal of the lot line abandonment results in all unbilled assessments becoming due and payable.* If the owner still wishes to follow through with the separation of the lot, the consensus of The Board was that it would entail their payment of all unbilled assessments from the original combining of lot lines.

Another member asked for Covenant clarification regarding building a garage on a purchased empty lot. After consideration it was decided that since the member owned a house on the adjacent lot, the Covenants allow a garage to be built only after dissolving the lot line.

Member Correspondence

Mrs. Fifer shared recent correspondence received from members.

Mr. Ross, member in attendance, requested that a letter also be sent to GWID/USBR regarding clearing fire fuels in order to protect the homes of Lakeview Avenue.

The meeting was adjourned at 8:15 pm. Mr. Russell moved, Mr. Wheeler seconded and the motion carried unanimously.

Submitted by:

Jeri Fifer, Acting Secretary