

Lake Entiat Lodge Associated Meeting of the Board of Directors

January 18, 2020

TIME AND PLACE

The Board of Directors of Lake Entiat Lodge Associated met on Saturday, January 18, 2020. The meeting was held at the clubhouse in Orondo, Washington and called to order at 9:08 am by President Bill Tucker.

PRESENT

Directors present were; Bill Tucker, Bob Hawk, Chad Evans, and Kim Martin. Directors Neil Doherty, Dan Russell, and John Peterson attended the meeting remotely. Treasurer, Jack Anderson, approximately 11 association members, Water Manager Don DeFord and staff members Jeri Fifer, Lynsey Miller and Curtis Rabey were also in attendance.

APPROVAL OF MEETING MINUTES

Mr. Tucker presented the November 23rd, 2019 Board Meeting minutes draft for approval.

Mr. Peterson motioned to approve the November 23rd, 2019 Board Meeting Minutes. Mr. Hawk seconded, and the motion carried unanimously.

FINANCIAL REVIEW

Mr. Anderson provided a 2019 year-end report including member delinquencies at only \$158 outstanding. He then reported the balance of the 3 Reserve Funds:

Maintenance/Replacement- \$379,000

Water System- \$172,000

Special Capital \$173,000 (For new amenities/requires membership vote)

He noted that performing a reserve study is required by law every 3 years and has been scheduled for May. Reserve studies provide long-range planning abilities to adequately care for the common assets by having adequate reserve funds. The last reserve study identified the association at being 15% funded.

NEW BUSINESS

2020 Annual Meeting Planning

Mr. Tucker announced the date of the 2020 Annual Meeting as Saturday, April 25th and noted the need for Directors to begin preparing their committee reports for the presentation.

With 4 Director's terms expiring, discussion followed regarding the need for candidates. Mr. Tucker, Mr. Doherty and Mr. Peterson all stated their intent to run again with Mr. Russell still

undetermined. Members are always encouraged to run for a board position. A member noted the importance of candidates attending board meetings before running and understanding the time each Director puts in outside of these meetings. The application is available on the association website, www.suncove.net.

2020 Board Meeting Dates

In an effort to make the schedule more consistent, Mr. Tucker suggested holding meetings on the 4th Saturday in the winter months and to the 4th Friday in the summer months. With none opposed at this time, the tentative dates were set for: March 28th, May 22nd, June 26th, July 24th, August 28th, September 26th, October 24th and November 28th. The meetings will be held at 9am on Saturdays and at 6pm on Fridays in the clubhouse.

COMMITTEE REPORTS

Capital Improvement/Long-Range Planning

Chair, Mr. Peterson, provided the most recent list of Special Capital projects identified by the Long-Range Planning Committee for funding consideration. Mr. Tucker shared that the asset most highly desired was to place a bathroom in the park close to the launch. He shared that the project was not presented for funding approval by the membership in 2019 as the Special Capital fund did not have adequate funds yet. As the fund has now reached \$173,000, he recommended the committee meet to determine if any project(s) will be presented for membership approval at the Annual Meeting in 2020.

Input from the members included adding a sand volleyball court and a request to re-visit consideration for sidewalks on Sun Cove Road/Beach Drive due to pedestrian safety. During discussion, a member noted that the sidewalk was \$700,000 to construct and therefore was no longer being considered.

Mr. Anderson shared that 4 picnic tables had been purchased utilizing funds approved by the members at the 2019 Annual Meeting.

Facilities/Maintenance

Mrs. Martin announced that staff is researching options to control resident beavers as 2 newly planted trees were taken down recently. Mr. Rabey, Facilities/Grounds Supervisor, will be working to mitigate a remedy.

Mrs. Fifer introduced Don DeFord, the association's Water Manager. Mr. DeFord reported that multiple water system valves needed to be rebuilt or replaced. Discussion followed. The valves, which need to be checked every 3-5 years, will be added to the Reserve Study and to the maintenance schedule.

Mrs. Martin motioned to utilize Water System Reserve funds, not to exceed \$9,000, to rebuild and/or replace the aging valves on the water distribution system. Mr. Russell seconded, and the motioned carried unanimously.

Cross Connection Program

Mrs. Fifer reported the challenges of the labor intensive process required to administer the annual backflow device test “opt in” program developed and provided to members the last three years. She proposed that the 1st device test be paid from the Water System Reserves as this would eliminate many hours processing the “opt in” individual payments from members, not to mention one less task for members. She recommended that members who do not have an “easy to access” device(s) should be required to pay \$20 for the extra time to manage the scheduled tests. The vendor shared he cannot offer the reduced fee for scheduled tests after experiences gained completing the community tests in 2019. Discussion followed.

Mrs. Martin motioned to fund one backflow device test for each member from the Water Reserves Account, not to exceed \$13,000. Mr. Hawk seconded, discussion occurred followed by a vote, and the motioned carried with Mr. Doherty opposed.

Mrs. Martin shared that the new play structure would be installed in March.

Mr. Doherty, attending remotely, requested the vote regarding the backflow tests be taken again as he had not been able to comment. Mr. Tucker explained that discussion was invited and when concluded, six board members voted to approve, so the vote would stand.

Due to technical difficulties, Mr. Doherty was forced to leave the meeting at 10:20 am.

Mr. Peterson requested an update on the dock replacements and Mrs. Martin reported that we are still in the permitting process.

Architectural Review

Mr. Peterson presented a summary of the current member construction projects. He shared the need for the committee to appoint a chairperson and would be pursuing such action.

Covenants

Mr. Tucker provided a summary and tentative plan for the Covenant Amendment proposal;

- Legal counsel currently working on input on the committee’s Covenant changes draft
- Delivery of a member input survey/questionnaire (within the next 2 months)
- Education will be provided at the Annual Meeting
- Voting packets to be presented this summer

Rules & Regulations

Short-Term Rental Rules

Mrs. Fifer requested enforcement guidance regarding occupancy and vehicle limits for short-term rental properties. Both limits are based on the number of bedrooms and several members provided unclear ‘number of bedrooms’ information on their 2020 applications.

Mr. Tucker expressed the need for enforcement of these rules as written. Mr. Anderson suggested that county records be utilized as verification of the number of bedrooms for each

member submitting an application in the future. After discussion, the Board directed staff to enforce the Short-Term Rental Rules as written and to deny any application(s) without clear and accurate information documented. Members may petition Douglas County for amendments to their property record if number of bedrooms is incorrectly documented prior to applying in the future.

Social Events

Mr. Hawk shared committee suggestion for new events; a 5K run and movie nights in the park with a food truck available.

Mr. Tucker questioned the need to continue the annual yard sale and at a minimum, suggested that the association discontinue advertising outside of the community. Final determination was not made.

STAFF REPORT

Mrs. Fifer announced that the accounting team, WPS, Inc., had approved the partnership for onsite staff utilization of their association management software. This benefit will be at half the expense to acquire our own software license and will eliminate errors made trying to manage two separate member contact information databases.

MEMBER CORRESPONDENCE/QUESTIONS

Two members shared details of the correspondence they had provided to the association for consideration. Their concerns were regarding recreation vehicles being placed in the front setbacks and requested restricting such use be considered in the Covenant Amendment proposal.

Mrs. Fifer presented a member's request for a third construction extension. After discussion;

Mr. Peterson motioned to deny the third construction extension request received from Mr. and Mrs. Dean. Mrs. Martin seconded, and the motion carried unanimously.

Mr. Hawk motioned to adjourn the meeting at 11:49pm. Mr. Evans seconded, and the motion carried unanimously.

Submitted by:
Jeri Fifer, Acting Secretary