

Association Lake Entiat Lodge Associated Meeting of the Board of Directors

March 23, 2019

TIME AND PLACE

The Board of Directors of Lake Entiat Lodge Associated met on Saturday, March 23, 2019. The meeting was held at the clubhouse in Orondo, Washington and called to order at 9:00 am by President Dan Russell.

PRESENT

Directors present were; Dan Russell, Darrell Richards, Nick Nelson, John Peterson and Bill Kneadler. Directors Neil Doherty and Bill Tucker attended remotely. Treasurer J. Anderson and staff members Jeri Fifer and Jessica Curry were also in attendance, as well as 4 Association members. An additional 3 association members joined remotely.

APPROVAL OF MEETING MINUTES

Mr. Russell presented the February 22, 2019 Board Meeting minutes draft for approval.

Mr. Tucker made a motion to approve the February 22th, 2019 Board Meeting Minutes as presented. Mr. Nelson seconded, and the motion carried unanimously.

FINANCIAL REVIEW

Delinquency

Mr. Anderson reported that the operating budget categories are in line year to date and that the latest delinquency report has a very low \$1,542.01 in outstanding balances.

Recycle Expenses

Mrs. Fifer reported that garbage and recycling expenses have been increasing dramatically, with the cost of recycling creating the largest expense increase. Waste Management has shared they must continue to increase the fees for recycle service, as it is no longer economically viable to process.

Mrs. Fifer recommended that the association cease recycle service until Waste Management provides an estimated cost for the service. Board consensus was to discontinue the recycle program immediately and look for other alternative ways to support the association's garbage requirements.

OLD BUSINESS

Covenant workshop review

Mr. Russell shared that at the Board of Directors Covenant Workshop on February 23rd, the Directors reviewed potential changes to the existing Covenants in the interest of clarifying certain Covenants to remove the challenges presented due to interpretation. The initial goal was to determine if the Covenants should be re-written in their entirety or reviewed on an individual basis. Initially it appears a complete re-write will not be required. Mr. Anderson for example, shared that the statement "building envelope" would be more

inclusive, not just for “buildings,” and that this verbiage might be prudent to use rather than attempting to define ‘structure,’ ‘dwelling,’ ‘trailer,’ etc. separately. Mr. Kneadler followed that identified Covenant violations must be enforced as currently adopted. Mr. Russell shared that an online member poll will be drafted with the goal to identify the initial direction the membership would like to pursue relating to RV’s being left on lots longer than 3 years. The Covenants reviewed and possible recommendations will be reviewed at the annual meeting.

RV compliance update

After discussion following the February Board of Directors meeting, the motion to suspend enforcement of covenants 1.5, 1.9 and 1.16 for an indefinite amount of time relating to RV’s on lots, was provided and reviewed by the association’s attorney. The following were some of the attorney’s response;

- > The Covenants protect all members and this motion could inadvertently impact other members.
- > It sets a bad precedent for future potential enforcement.
- > It could make a Covenant unenforceable in the future.

Delaying enforcement of a Covenant was not recommended by the association’s legal counsel and they recommended the motion made at the February Board meeting be rescinded. The following motion was made based on legal counsel’s advisement;

Mr. Tucker motioned to rescind the motion made at the February 22nd, 2019 Board Meeting to delay the current enforcement action regarding vehicle setback requirements for those lots described in covenant 1.9. Mr. Peterson seconded. The motion passed with Mr. Doherty opposed.

Mr. Anderson suggested the February 22nd, 2019 Board Meeting Minutes include a note of this new motion to rescind the previous motion to avoid confusion, to which none were opposed.

Mrs. Fifer requested the date compliance would be due regarding the RV enforcement underway. Compliance, due to the rescinding motion just approved, will begin in 30 days.

Pending Member Correspondence

Compactor violation appeals— Mrs. Fifer provided the content of the current Rules & Regulation and signage at the compactor site for Household Waste along with photographs of the items in question. Mr. Doherty commented that he is in favor of a ‘graduated’ fine schedule for such offenses and Mr. Tucker noted that the Rules currently detail the specific fine schedule. Mr. Richards pointed out that the process allows members to appeal and that should facts be presented; the Board can choose a less punitive course. Mr. Nelson suggested the Rules be amended to give the Board the authority to lower the fine in the future, not just rescind it completely. Discussion followed.

Mr. Nelson made a motion to reduce the Webb and Shaeffer violation fines to \$50 from \$300, as amendments to the Rules and signage need to be made to clarify that large wooden items are restricted. Mr. Tucker seconded and the motion passed unanimously.

Short-Term Rental hardship request— The Hammonds, members not drawn for approval to short-term rent their home for 2019, had submitted a hardship application regarding the matter. After discussion the Board found there to be no valid cause for granting exception.

Mr. Kneadler made a motion to deny the short-term rental hardship application submitted by the Hammonds. Mr. Nelson seconded, and the motion passed unanimously.

NEW BUSINESS

Annual Meeting preparation

Mr. Russell shared the draft agenda for the Annual Meeting and opened the floor for Board recommendations.

Mr. Anderson informed the Board he would not be present at the Annual Meeting.

Mr. Nelson noted that the association had yet to receive director or treasurer position applications. Discussion followed.

Mr. Richards motioned that a Grievance Committee be established, comprised of two Board members and no less than two community members. Mr. Peterson seconded, and the motion failed with Messrs. Nelson, Peterson and Richards in favor and Messrs. Tucker, Kneadler and Doherty opposed.

Board consensus was to draft the parameters of a Grievance Committee and to present for adoption at a future meeting. Mr. Peterson believes the current enforcement system is flawed as it relies on members to “tell on” their neighbors to get Association assistance in order to gain compliance. He requested the Board members review the due process research documentation, he had provided via email, to guide the development of a Grievance Committee and policy needed for adoption. Mr. Doherty suggested delaying such action until the new Board is elected in April. Mr. Tucker recommended a Board Workshop take place soon after elections with the goal to establish a path moving forward.

New motions for Board presentation

Mr. Russell requested that motions be submitted 30 days in advance of Board meeting to allow time for review and consideration.

COMMITTEE REPORTS

Capital/Long-Range Planning

Mr. Tucker shared work is being performed toward the Annual Meeting presentation.

Rules & Regulations

Mr. Richards presented draft changes to the Short-Term Rental Rules for consideration. After review;

Mr. Richards made a motion to adopt the Short-Term Rental Rules as submitted. Mr. Kneadler seconded and the motion carried unanimously.

Mr. Russell stated the newly adopted Short-Term Rental Rules will be published on the website and a copy can be obtained at the association office for membership review.

Mr. Richards noted it would be beneficial to provide a redline draft identifying all considered changes to the Covenants and Rules and Regulations to the membership for review and consideration.

Communications

Mr. Tucker shared that offering remote access to Board Meetings is a significant step toward opening communication lines and gaining membership involvement.

Social Events

Mr. Kneadler relayed that the firework vendor must increase their prices, after 10 years, and can only produce a 10-minute show at the previous budgeting amount of \$6,500. Board consensus was to obtain for consideration the cost of a half-hour show and possibly ask the membership at the Annual Meeting to consider using funds from the Special Capital funds to increase the show back to 30 minutes.

Mr. Kneadler also shared that there would be 3 concerts open to the members this summer; Aaron Crawford on July 5th, then on July 19th and August 31st will be concerts sponsored by members.

STAFF REPORT

Mrs. Fifer shared that the association has received 10 applicants for the Facilities Supervisor position, and close to 20 for the Administrative Assistant position. Mr. Kneadler offered to assist with the hiring process, as well as member-in-attendance, Don Sass.

Compactor Camera Replacement

Mrs. Fifer reported that a replacement for the failing compactor camera would be \$1,600. After discussion the following motion was made;

Mr. Nelson made a motion to replace the compactor cameras at a cost up to \$1,600 from the Maintenance Reserves fund. Mr. Kneadler seconded, and the motion passed unanimously.

Private Events

Mrs. Fifer announced that there are two upcoming weddings in the park, one on June 29th and another on July 20th. She mentioned that the current Private Event Application details that members are limited to holding the event in one location and requested clarification as to the intent. She recommended amending the Application to remove this restriction, to which the Board consented.

MEMBER CORRESPONDENCE/QUESTIONS

Member Ardie Schmitz mentioned that, as the community garage sale is approaching, the membership should be reminded that their unsold items cannot be dumped at or in the Association waste facilities.

Association member attending remotely asked “Why the Board is not honoring the grandfathered camping lots”? It was stated that the association has no “grandfathered” camping lots, only the designated trailer lots as outlined in 1.9 of the Covenants. These lots have no additional Covenant allowances.

Member Patricia Sells volunteered to provide FireWise literature and information at the Annual Meeting. Mr. Tucker announced the Association Curbside FireWise Debris Pickup Service will end May 6th.

Mr. Peterson provided a recap regarding the search for local legal counsel representation and that two attorneys are being considered. It was recommended interviews be conducted ‘in person’.

Mr. Kneadler moved, Mr. Nelson seconded, and the motion carried unanimously to adjourn the Board meeting at 11:50 am.

Submitted by:

Jeri Fifer, Acting Secretary