

Meeting of the Board of Directors Lake Entiat Lodge Associated

December 8, 2021

TIME AND PLACE

The Board of Directors of Lake Entiat Lodge, Associated, met on Wednesday, December 8, 2021. The meeting was held remotely via Zoom and called to order at 5:06 pm by President Bill Tucker.

PRESENT

The directors present were Bill Tucker, Mark Dibble, Bob Hawk, Kim Martin, and Colleen Hilton-Americk. Secretary/Treasurer Kevin Kalberg, staff members Stacey Browning, Thomas Everly, Lynsey Miller, and four association members were also in attendance.

MEETING MINUTES REVIEW

Mr. Tucker reminded everyone the minutes from the November 3, 2021, board meeting had already been approved via email.

Mrs. Hilton-Americk motioned to acknowledge the email approval of the November 3, 2021, Board Meeting minutes. Mr. Hawk seconded. The motion carried unanimously.

MEMBER CORRESPONDENCE

A member asked the Board to waive or lower a fine he was assessed for putting a microwave in the compactor. After some discussion, the Board decided not to waive the fine.

FINANCIAL

Mr. Kalberg shared his thoughts on the 2020 Budget.

Ms. Browning shared that she had received the preliminary financials for the month of November. She explained that the budget was overspent by \$4,391. This was due to an error on the 2021 budget that was missing wages for Eliceo, the seasonal grounds employee.

Ms. Browning added year-to-date the budget was overspent by approximately \$9,379 and that this did not include the cost of repairing the Smithco sweeper. She explained that the engine would be replaced and would cost approximately \$6,000. She asked if an insurance claim could be made for the Smithco. After some discussion, the topic was tabled for further research.

OLD BUSINESS

Upcoming Meeting Schedule

Mr. Tucker announced that the next board meeting would be on January 19th, 2022. He also proposed the following meeting be held on March 16th, 2022. The topic was tabled for consideration.

Wildfire Prevention and Firewise Community Approval

Mr. Tucker shared that he had submitted the application for Sun Cove to obtain the Firewise Community status, and that the application had been approved.

2022 Short-Term Rental Program

Ms. Browning reported that of the sixteen members selected in the short-term rental lottery, ten of them had paid the short-term rental fee. The other six had until December 15th to pay the fee or they would be moved to the bottom of the waitlist. The office has sent out two reminders to the selected members.

Water Access/Use Update

Mr. Tucker said he discussed the matter of the Sun Cove adjacent property that had a connection to the Sun Cove water line with Mr. Everly. The water connection had a backflow device installed on it, and did not require a meter, as it provides community property water. Removal is a minor matter to cut the line should that be decided.

Mr. Tucker also referred to the association attorney's previous recommendation for the association to draw up documentation regarding the water connection, which should include a clear statement that water access rights do not transfer should ownership change in the future.

It was agreed follow up to this can wait until Spring 2022.

NEW BUSINESS

Welcome Interim Secretary/Treasurer

Mr. Tucker introduced and thanked Mr. Kalberg for filling the Secretary/Treasurer position in the interim, until someone could be elected to the position at the Annual Meeting.

2022 Budget Ratification Meeting Date

Mr. Tucker announced that the Budget Ratification Meeting would take place at 5 pm on January 19th, 2022, directly preceding the Board Meeting.

2022 Annual Meeting Planning

Meeting Date

Mr. Tucker proposed either April 23rd, 2022, or April, 30th, 2022 for the 2022 Annual Meeting. The topic was tabled for consideration.

Location

Mr. Tucker shared that the Orondo School may be available for the 2022 Annual Meeting. Ms. Browning said she was also looking into the Waterville Community Hall, the Waterville High School, or somewhere in Chelan. Mrs. Martin added that the Ruby Theater and Campbells, both in Chelan, are places where meetings can be held. The topic was tabled for research.

Board of Director Candidate Solicitation

Mr. Tucker asked the directors whose positions would be up for election at the Annual Meeting to consider whether they would like to re-run for the Board. The topic was tabled for consideration.

Annual Reserve Account Funds Renewal Vote

Mr. Tucker asked the Board to consider whether they wanted to renew the annual reserve account funds, as it would need to be voted on by the membership at the Annual Meeting. The topic was tabled for consideration.

Docks Replacement Presentation

Mr. Tucker asked Mrs. Martin if she intended to do a presentation, at the Annual Meeting, about the replacement of the docks. Mrs. Martin said that she would be doing so. Mrs. Martin asked about potentially getting a loan for the project, so we do not drain the entirety of the Major Maintenance Reserves for the project. Mr. Hawk suggested selling off the community property by the Maintenance Shop to help fund new docks. The topic was tabled for research.

Park Restroom Project Report

Mr. Tucker asked Mrs. Martin if she would be doing a presentation, at the Annual Meeting, about the park restroom project. Mrs. Martin announced that the bathrooms should be done by then. She added that the permit had been received and digging for the septic would begin the following week. The week after that the septic tanks would be installed. Over Winter the foundation would go in and framing would occur.

HOA Capital Reserves Contribution for New Owners' Proposal

Mrs. Martin shared that she had begun researching the option for new owners to be charged a half a percent of their purchase price as a contribution to the Special Capital Reserves. After some discussion, the topic was tabled for research.

COMMITTEE REPORTS

Architectural Review

Mrs. Hilton-Americk shared the current list of member construction in the community. She added that there had not been a recent meeting of the committee, so there was nothing else to report.

Long-Range Planning

As Mr. Evans could not be attendance, the committee report was tabled for the following meeting.

Facilities/Maintenance.

Water Usage

Mr. Everly shared that the meeting reading database was working correctly and that the meter reads had been going well. Mrs. Martin asked if replacing the meter that was reading in reverse would make a difference. Mr. Everly said he could try, but he did not think it would. Mr. Kalberg asked if one of the meters gets removed when two lots get combined into one lot. Mr. Everly said he would have to look into it. The topic was tabled for research.

Courts

Mr. Dibble asked if there was any news on the courts. Mrs. Martin said that Ms. Browning was looking into vendors. The topic was tabled for research.

Governance

Mr. Tucker acknowledged that the rules update had been unanimously approved via email.

Mr. Dibble said that a member reached out to inform staff that people cannot be asked to show proof that their dog is a certified service animal. He asked if the rule regarding that had to be removed, and resubmitted for a board vote. Mrs. Hilton-Americk said the rule doesn't need to be removed, can be addressed with further board action including suspending enforcement.

Mr. Dibble announced that the next Governance Committee meeting would be on January 12th, 2022, and that the committee will be working on the By-laws and Construction Rules.

Social Events/Communications

Mr. Hawk announced that the December 9, 2021, Virtual Game Night has been cancelled. The next virtual game night will be after the Holidays. He added that the Christmas Decorating party was a success. He said that he has preliminarily started planning for 4th of July with the intent of bringing back a normal (pre-Covid) 4th of July and the 2022 budget accounts for these activities and food.

Mr. Hawk shared that member, Alzira Zollo wants to do a wine tasting event in October of 2022. He added that another member, Mike VanDaveer, proposed to install a disc golf course on Sun Cove community property and that Mr. VanDaveer would cover all the expenses. The topic was tabled for consideration.

MANAGEMENT REPORT

Staff Report

Ms. Browning shared that Mrs. Miller has been working on the 2022 Parking Permits, and they are ready to be picked up by members. She added that Mrs. Miller also sent out the updated Rules and Regulations to membership, and that she would be sending out the Budget Ratification Meeting notice the following day.

Ms. Browning shared that Mr. Everly had been moving furniture, and that staff had gone through some storage boxes. She added that Mr. Everly was studying for his cross-connection test and would be taking his chemical test in January.

Carpet Installation

Ms. Browning shared that the original plan for the carpet in the association office did not work, as the flooring in the office was unable to support carpet tiles. However, the old carpet had been removed and stretch carpet would be installed at the same price. Ms. Browning added that employee, Bill Mann, had painted the office.

MEMBER FORUM

Donna Manos thanked the Board for a great meeting. She added that she wants to find ways to improve revenue for the Association and that she liked the idea of the HOA Capital Reserves contribution for new owners.

At 6:45 pm, Mrs. Martin motioned to adjourn the meeting. Mr. Dibble seconded, and the motion carried unanimously.

Submitted by:
Stacey Browning, Acting Secretary