

LAKE ENTIAT LODGE ASSOCIATED

Meeting of the Board of Directors

February 25, 2009

Time and Place

The Directors of Lake Entiat Lodge Associated met on Wednesday, February 25, 2009. The meeting was held at Mr. Lungren's office at 12931 NE 126th PL, Kirkland, Washington. The meeting was called to order by President Dan Lungren at 4:38 PM.

Present

The following Directors were present: Dan Lungren, Greg Zeller, Dan Russell and Todd Watson. Directors Nick Nelson, Bryan Wheeler and Brandon Fix joined the meeting via conference phone. Alex Osenbach was also in attendance representing the Association's management company. Michelle Richardson and Michele Bartoli also joined the meeting via conference call. Mr. Lungren acted as chairman and Alex Osenbach acted as secretary for the meeting.

Approve Board Meeting Minutes

The Board reviewed the minutes of the January 31, 2009 meeting of the Directors. Following a motion by Mr. Nelson and seconded by Mr. Watson, the minutes were approved as submitted.

Booth Residence

The Board considered the Booth payment proposal which they recently received. After discussion the Board accepted the proposed payment terms and asked management to send a letter to confirm the Board's acceptance.

Financial Statements

The Operating results for January 2009 were reviewed. The one month results reflected a surplus of \$49,627 as compared to a budgeted surplus of \$44,394. The majority of this improvement was a result of not purchasing security tags this year. The Board is still considering the installation of a card swipe entry access to the pool which would eliminate the need for the tags. There was cash available in the shoreline improvement fund therefore the Board agreed to pay the balance on the Pipkin note and save two month interest.

The Board discussed the increase in the outstanding assessments in light of the economic conditions affecting the country. Members are encouraged to keep their payments current as the Association must meet their financial obligations.

The Board adopted the following late penalty policy on November 12, 2004:

- a) 1% per month interest charge
- b) A lien placed on accounts with a balance in excess of \$500
- c) The account will be turned over for collections at \$1,000 balance
- d) On accounts with a balance in excess of \$100 a late penalty per month of \$25 for the first 3 months which will increase to \$100 per month for months 4 or older.

House Heights

The height of the home questioned in Mr. Castell's letter is under review. The Plans for the home have been retrieved from storage. The Board asked that management company to write to the member to request a certification of the height of the home. It was noted that the home plans were approved by the ARC in 2001.

(Note: A further review of the CC&R's revealed there is an exemption, paragraph 1.11.1 - 3. Any home with a valid building permit prior to 3/30/2004 would be exempt from the 22 height requirement.)

Storage Sheds

The Board discussed the issue of the storage sheds that sit within the rear and side setbacks. Following a lengthy discussion the Board will seek advice from the Association attorney on this subject before they take steps to set a policy on the issue. The difficulty is that the CC&R's does not define what a structure is for this purpose.

Website

Brandon Fix and Michele Bartoli presented to the Board possible improvements to the website and means to improve the site in order to better transmit more timely information to the members. After discussion the Board authorized that they proceed with the development of a demo site so further evaluation can be made.

Capital Projects

Pool Fence: Will be completed soon.

Card Swipe: This needs to be resolved soon. A detailed investigation of the difference in the pricing needs to be understood before a decision can be made. Mr. Watson, Mr. Wheeler and Ms. Richardson will get into this and report to the Board at the next meeting.

Site Manager Office: The office space is completed.

Water Meter Reading Equipment: It was determined that before any reading could be made new equipment must be purchased. No action was taken by the Board to spend the funds at this time.

Rental Forms

The Board discussed the information requested on the rental forms. Following discussion the Board determined that no change would be made to the forms this year.

Staffing Issue

The Board was informed of a possible staffing issue. No action was necessary by the Board.

Annual Meeting

The Board set the tentative dates of April 18th or April 25th as the date of the 2009 annual meeting depending on what date the school is available. The April 18th date is the preferred date.

The terms of Brandon Fix, Todd Watson and Dan Russell are expiring. Mr. Fix and Mr. Watson will seek reelection. Mr. Russell will not seek reelection. Any member wishing to have their names on the ballot for one of these director positions should notify Michelle Richardson at 509-449-1647 and forward a short resume to the Association at 421 3rd Ave W. Seattle, 98119.

Next Meeting

The Board set Tuesday March 24, 2009 as the date of the next meeting which will be in Kirkland at 4:30 PM.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 6:30 PM.

Submitted by
Alex R. Osenbach
Managing Agent