

Lake Entiat Lodge Associated Meeting of the Board of Directors

November 10, 2017

TIME AND PLACE

The Board of Directors of Lake Entiat Lodge Associated met Friday, November 10, 2017. The meeting was held at the clubhouse in Orondo, Washington and called to order by Board President Mr. Russell at 6:02 pm.

PRESENT

The following directors were present: Dan Russell, Nick Nelson, Darrell Richards, and Bill Kneadler. Directors Bill Tucker and Greg Zeller attended via conference call. Staff members Jeri Fifer, Jason Knight, Jessica Curry and two Association members were also in attendance.

APPROVAL OF MEETING MINUTES

Mr. Russell requested the 2016 Annual Meeting of the Membership Minutes draft be reviewed for acceptance at the next Board meeting.

At 6:07 Bill Tucker joined the meeting via conference call.

Mr. Russell presented the October 13, 2017 Board of Directors Meeting Minutes draft for review.

Mr. Nelson made a motion to approve the October 13, 2017 Board of Directors meeting minutes. Mr. Kneadler seconded and the motion carried unanimously.

FINANCIAL REVIEW

2018 Budget Preparation

Mr. Russell stated as no additional input had been received, the previously proposed 2018 budget draft should be considered for acceptance. The budget represents a \$22 annual increase to support operating expenses.

Mr. Richards made a motion to accept the 2018 Budget draft. Mr. Nelson seconded and the motion carried unanimously.

The Membership Budget Ratification Meeting will be held Saturday January 20, 2017, at the clubhouse at 9:00 am.

Projected Reserve Fund Needs

Mr. Tucker presented an updated reserve planning spreadsheet, stating that the docks and the resurfacing of the pool would be the most significant maintenance expenses in the next 5 years. Mr. Knight reported that bids for the pool work will be obtained in early spring. Board consensus was to

consider the findings of the reserve study before finalizing the timeline and funding for the dock replacement project.

OLD BUSINESS

Sprayer

Mrs. Fifer shared a comparison between purchasing a towable sprayer as opposed to continuing to use vendors for the Association spraying needs. Board consensus was to table the decision until the comparison spreadsheet could be reviewed by all directors.

Short-Term Rentals

2018 Short-Term Rental Cap and fee— The data for complaints and compliance issues collected in 2017, that was reviewed after the October Board meeting will not be used yet as the data was lacking in areas and too comprehensive in others. To ease the burden and expense of collecting & collating data for all properties complaints and compliance issues, it was determined that the best method would be to identify the issues with the greatest ‘negative impact’ to the association. Mr. Richards and Mr. Kneadler, co-chairs of the Rules Committee, volunteered to identify the issues to be collected in 2018.

After further discussion, consensus was to maintain the short-term rental cap at 20 and the fee at \$850 for 2018. Mr. Russell noted that the 2018 draft budget be amended to reflect the reduction of income to remain at the same fee. None were opposed to the adjustment as stated.

Allocation process— A lottery will be performed if the cap of 20 properties is exceeded by January 31, 2018.

COMMITTEE REPORTS

Facilities/Maintenance

Mrs. Fifer proposed the purchase of 5 life ring cases for installation on the docks in the interest of safety, liability and esthetics.

Mr. Kneadler made a motion to spend up to \$1,400 from the 2017 Capital Reserve fund for the purchase and installation of 5 life ring cases. Mr. Tucker seconded and the motion carried unanimously.

Mr. Zeller inquired as to progress of the dock light repairs. Mrs. Fifer and Mr. Knight reported that multiple attempts at acquiring bids for the work have been made, but vendors contacted have been unresponsive. Mr. Tucker and Mr. Zeller both stated they would assist in locating a vendor.

Rules & Regulations

Mr. Richards reported that the committee have been working to complete a draft and requested the assistant of Ms. Curry to prepare a redline draft.

STAFF REPORT

Compliance/Complaint database requested— Mrs. Fifer shared that a member had requested the data collected in 2017. As the information was performed as a trial, the Board denied the request.

Security/Safety Services— Mrs. Fifer requested clarification of the measures expected of staff for 'security' services.

Mr. Russell stated that office staff provide community drives, as a visible activity, but that the Association is not responsible for any theft or break-ins nor for house floods. During the winter months all members should winterize and monitor their homes as necessary. Members are encouraged to schedule regular 'house checks' with the Douglas County Sheriff.

Safety Service staff are hired seasonally, Memorial to Labor Day, for member assistance, Rules/Covenant enforcement and serve as a visual deterrent to crime and mischief primarily on community property.

MEMBER CORRESPONDENCE

Electronic meeting attendance— Mrs. Fifer shared a request from a member to be allowed to attend Board meetings electronically. Board consensus was to table the request for review at a later date.

Mr. Tucker provided a report from the FireWise Committee. He stated that the firebreak created downriver from the community was the priority action item recommended by the fire professional hired by the Association to create the community Wildfire Hazard Assessment in March of 2015. The next action item in the plan is how best to identify and handle fire hazard(s) on individually owned lots. The committee chose to send an educational packet and self-assessment as a first step toward this goal.

Mr. Russell opened the floor for questions.

The meeting was adjourned at 7:38pm. Mr. Richards moved, Mr. Kneadler seconded and the motion carried unanimously.

Submitted by:

Jeri Fifer, Acting Secretary