

# Lake Entiat Lodge Associated Meeting of the Board of Directors

October 22, 2016

## **TIME AND PLACE**

The Board of Directors of Lake Entiat Lodge Associated met Friday, October 22, 2016. The meeting was held at the clubhouse in Orondo, Washington and called to order by Board President Mr. Russell at 9:00 am.

## **PRESENT**

The following directors were present: Dan Russell, Bill Tucker, Nick Nelson and Darrell Richards. Director Ryan Haggard attended via conference call. Treasurer Jay Anderson, Community Manager Jeri Fifer, Water/Facilities Manager Jason Knight, Administrative Assistant Jessicah Curry and seven Association members were also in attendance.

## **APPROVAL OF MEETING MINUTES**

Mr. Russell presented the September 16, 2016 Board Meeting draft minutes for approval. Mr. Tucker asked for correction regarding the New Year's Eve party and discussion followed. Consensus was to allow a private event, provided that it is open to all members and that only adults would be permitted after 10pm. The member(s) providing the application for the event must enlist other volunteers to assist with supervision of minors until 10:00 pm and will be responsible for all expenses, including hiring a private security officer.

***Mr. Tucker made a motion to approve the September 16, 2016 meeting minutes after the corrections for the New Year's Eve private event rental conditions are made. Mr. Richards seconded and the motion carried unanimously.***

## **FINANCIAL REVIEW**

Mr. Anderson shared that the Association underspent against the 2016 budget.

Mr. Anderson also shared that the proposed 2017 budget will be presented to the Board for review by email for approval at the next board meeting. Discussion followed regarding various details of the budget plan. He also reported that by the end of the 4<sup>th</sup> quarter of 2017 the Association will make its final payment on the Water Loan Replacement Fund. At the annual meeting the membership will be offered the option to continue the Water Loan payment to fund a Special Capital reserve account for new amenities and/or major capital repairs.

## **OLD BUSINESS**

### **New Year's Eve/Community Property Rental Policy**

Mr. Richards requested that the policy changes he provided be added to the draft private event rental policy and sent to the Board for consideration.

### **Dean Construction Project/Trail Closure**

The Deans were sent a letter from the Association's attorney; however, they still did not provide the requested documents and continued to work on a private project while using the community property and trail easement. Discussion followed regarding drainage onto community property, which could result in future damage. Encroachment onto community property was also discussed.

Board consensus was to have staff initially attempt to locate previously-set survey markers and place flags to identify the 10' walkway easement and front property boundaries to determine if encroachment has occurred. If an encroachment is identified by staff, it was recommended the Association hire a surveyor to validate staff's findings and ensure previously set markers were accurate. If this is the case, further action will be determined.

***Mr. Tucker made a motion to approve a survey of the property up to \$1,200 in the event of said encroachment evidences. Mr. Nelson seconded and the motion carried unanimously.***

### **NEW BUSINESS/COMMITTEES**

Consensus was to table the current Committee Chair discussion until the next board meeting and to provide the current committee member list along with the resolution to the Directors for review.

### **COMMITTEE REPORTS**

#### **Capital/Long-Range Planning**

Mr. Russell reported that Mr. Anderson, Mr. Zeller and Mr. Tucker are planning a financial model to share with the membership next April. It was suggested that the Facilities & Maintenance Committee assist with estimates for the various projects.

#### **Facilities/Maintenance**

*Pump house Meter Replacement*— Mr. Nelson reported the need to replacement the mainline water meter, as this was not replaced at the time the new well and updates were installed.

***Mr. Nelson made a motion approve up to \$15,000 from Water Capital to replace the mainline water meter. Mr. Tucker seconded and the motion carried unanimously.***

*Pine Tree Removal*— Mr. Nelson shared the bids to remove the pine tree by the tennis courts. After discussion, it was recommended the Association obtain an additional bid.

***Mr. Nelson made a motion to approve up to \$5,000 to remove the Pine Tree. Mr. Richards seconded and the motion carried unanimously.***

*2017 Tractor and attachments proposal*— Mr. Nelson reported the advantages of purchasing a tractor for community maintenance. He stated that a tractor would pay for itself in fertilizing costs alone in approximately 5 years. It could also be used for other tasks, such as compacting garbage, digging, and FireWise maintenance with a brush cutter attachment. Further analysis was requested for potential purchasing of a tractor. Initial costs are approx. \$36,000.

*Trail Report*— Mr. Richards reported that the contract for the archaeological study has been signed, and the study will occur before snowfall.

*Park/Trail Signage-* Mr. Richards shared a mock-up of the park/trail signs for consideration.

***Mr. Richards made a motion to approve up to \$1,500, Capital funds, for the purchase of 12-15 trail signs. Mr. Nelson seconded and the motion carried unanimously.***

### **Rules and Regulations**

*Grandfathered Tree Amendments—* Mrs. Fifer reported that a member requested clarification of the Association’s procedure regarding adjustments to the original grandfathered tree survey of 2004 if a grandfathered tree has been cut down. Discussion followed.

Board consensus was that the intent of the grandfathering process was to protect the trees that were initially found to be in excess of 22’ from the high point of the lots on March 30, 2004. Once a grandfathered tree is cut down, that property no longer owns that particular tree’s grandfathered status, meaning that a new tree cannot be planted in its place and obtain the grandfathered status.

Mr. Russell recommended the Association’s attorney be contacted regarding the enforcement process and possible clarification of the existing Covenant. Mr. Russell will contact the attorney. Mr. Anderson also suggested the Association ask the members to identify their grandfathered trees.

*Permit/Sticker Policy—* Mrs. Fifer shared the revised permit policy draft. Mr. Russell suggested that 2 parking permits be mailed out each year with the Annual Meeting notice. He requested that staff provide options and costs to produce parking permits in house as a way to reduce costs.

### **SOCIAL EVENTS**

Mrs. Fifer shared that Oktoberfest was taking place at noon, and that the Wine Tasting event will occur on November 5<sup>th</sup> with Rocky Pond as the winery.

### **MEMBER CORRESPONDENCE/QUESTIONS**

Mr. Russell opened the floor to the members in attendance and discussion followed.

The next board meeting will take place on November 19<sup>th</sup> at 9:00am.

***The meeting was adjourned at 11:04 am. Mr. Richards moved, Mr. Nelson seconded and the motion carried unanimously.***

Submitted by:

Jeri Fifer, Acting Secretary