

# Meeting of the Board of Directors Lake Entiat Lodge Associated

June 26, 2020

## TIME AND PLACE

The Board of Directors of Lake Entiat Lodge Associated met on Friday, June 26, 2020. The meeting was held remotely via Zoom and called to order at 6:05 pm by President Bill Tucker.

## PRESENT

Directors present were; Bill Tucker, Neil Doherty, John Peterson, Dan Russell, Bob Hawk, Chad Evans, and Kim Martin. Staff members Jeri Fifer and Lynsey Miller, and fourteen association members were also in attendance.

## APPROVAL OF MEETING MINUTES

Mr. Tucker presented the May 22, 2020 Board Meeting minutes draft for approval.

***Mr. Doherty motioned to approve the May 22, 2020 Board Meeting Minutes. Mrs. Martin seconded, and the motion carried unanimously.***

## OLD BUSINESS

### **COVID-19 Response**

Mr. Tucker explained the operational measures being taken to abide by the government restrictions and Health Department requirements. He then reminded all of the limit of 5 users per property owned allowed to pre-schedule time to provide equitable opportunity to all members. He then shared that the majority of the members were pleased with the pool operational plan but the larger groups entering the first week with pre-scheduled time had shared their frustration with the limit of 5 and one had submitted a variance request. Discussion followed as to the various options to modify the current operational measures for the pool.

The new proclamation requiring face coverings in public was discussed. It was decided that the use of face coverings in the clubhouse and on the pool deck would be encouraged and required for pool entry, but not otherwise enforced.

Social distancing on the pool deck was discussed. Staff was directed to provide markings to identify 6' distancing.

***Mr. Peterson made a motion for the pool to remain open and operate as allowed by the Health Departments COVID-19 requirements. Mr. Hawk seconded, and the motion carried unanimously.***

Mr. Tucker expressed the need to solidify the governance of pool operation as the COVID-19 situation is fluid and government restrictions/requirements are frequently changing.

***Mr. Peterson made a motion authorizing management to make adjustments to the pool operating plan to meet the requirements of the Health Department and to gain Board consensus via email for association rule changes as needed. Mrs. Martin seconded, and the motion carried unanimously.***

Mr. Tucker explained that, in order to give the opportunity to use the pool to as many owners as possible, the current plan limited pre-scheduling use to only 5 people per property per day using an online reservation software. He added that additional use is first come first serve without limits and discussion followed regarding solutions for larger families or groups.

***Mrs. Martin motioned to continue pool operations with the current limits on pre-scheduling use. Mr. Peterson seconded, and the motion carried unanimously.***

Mr. Tucker suggested reducing the publications of the COVID-19 announcements and instead publish such information in the monthly e-newsletter.

***Mrs. Martin made a motion to continue weekly communications necessary regarding COVID-19 via the website and E-newsletter. Mr. Hawk seconded.***

Discussion followed.

***Mrs. Martin rescinded her motion, with unanimous approval.***

***Mr. Doherty motioned to discontinue the weekly COVID publication and place the content in the monthly E-newsletter, unless an important COVID update occurs. Mrs. Martin seconded, and the motion carried unanimously.***

#### **Response to complaint regarding untrimmed tree in HOA Right-of-Way**

Mr. Doherty shared that, in response to 4 complaints received about 2 untrimmed trees on Lakefront Drive, research had been performed and identified the following; one of the trees is located in association right-of-way but had incorrectly been included in the 2004 grandfathered tree survey. He clarified that the Covenants Committee recommendation is that trees are grandfathered to the land, not the member who owned the property in 2004 when the tree survey was performed. Additional research is needed as the member also holds a license to encroach on the right-of-way which runs with the land.

Mr. Doherty added that correspondence will be sent to the member to make them aware of the 4 complaints received, and to discover if they wish to work with their neighbors to find a solution.

#### **Covenant Amendments**

Mr. Doherty reported that the Covenants Committee had finished applying feedback from the covenant survey to the covenant amendments. He and Mr. Tucker presented a draft of correspondence to send to the members detailing how the feedback was incorporated into the covenant amendments post survey. Discussion followed as to what other documents should accompany the letter including the redlined version of the covenant amendments, and a list of questions from the survey with answers.

Mrs. Fifer suggested publishing all the documents on the website and have the link provided in an email blast, and make them available in the office. Mr. Peterson concurred, adding that a redlined version of the five recommended updates, revised based on survey responses, be the only version provided at this time. The others agreed.

## **NEW BUSINESS**

### **2020 Annual Membership Meeting Planning**

Mr. Tucker requested that the planning of the 2020 Annual Meeting be tabled as there have been no changes to the COVID-19 restrictions for large gatherings. All were in agreement.

## **COMMITTEE REPORTS**

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

Mr. Peterson shared the committee's progress on plans to submit a park bathroom to the membership for funding approval at the Annual Membership Meeting this year and complete the project in the spring of 2021. He presented 2 options: The first being a pre-constructed waterless restroom from the Public Bathroom Company. The other option was to construct a restroom, and plans were presented for review.

Discussion involving the need for the restroom to be vandal-proof and easy to clean followed. Mr. Peterson shared images of stainless steel fixtures with pricing. He said the committee's next steps would be to develop a scope of work and go out for bids.

### **Facilities/Maintenance**

Mrs. Martin announced that member, Bill Mann, had been hired by the association in a part-time as needed capacity to help with projects. She added that he was in the process of repairing the pool exit gate.

Stating the need due to safety, she requested approval to create a separated entry to the boat launch by the clubhouse. This phase of the project would be completed with staff; removal of sod and add gravel.. At the Annual Meeting, the membership could then vote to approve Special Capital funds to pave this new gravel entry should they wish.

Mrs. Martin next proposed removing some grass in front of the clubhouse, and to place gravel for additional golf cart parking.

Lastly she presented the need for replacement of siding on the clubhouse and that bids will be gathered.

Mr. Russell shared concerns discussed in past years regarding widening the launch road due to the potential for speeding. He questioned how the entry road would be paid for, to which Mrs. Martin explained that gravel and Bill Mann's labor would only be \$2,500 so it could be funded from operations. Mr. Russell stated that it should be paid from the Special Capital Reserves being an added amenity. Mr. Tucker suggested Mr. Anderson determine the correct account to utilize, as it is not clear since this is maintaining and/or improving an existing entrance.

Action on this recommendation was tabled until a complete proposal plans could be forwarded to the board and a determination made as to how this would be funded.

Mr. Doherty shared his apprehension of creating golf cart parking in front of the clubhouse, as it would ruin the aesthetic of the clubhouse.

Mrs. Martin closed out her report by announcing that the new benches had been purchased for the courts and that the old mower had been sold, with the proceeds allocated to the Major Maintenance Reserve Fund.

### **Rules & Regulations**

Mr. Evans stated that there was nothing new at this time.

### **Social Events**

Mr. Hawk announced that, although the Aaron Crawford concert and the barbecue with inflatables had been cancelled, the fireworks show would still happen.

He then proposed a parade route that would begin at the top of the main road and end at the launch park to better allow for social distancing. Concerns were expressed on the ability to conduct the parade on Douglas County roads, as Sheriff Department approval would likely be needed. Mr. Doherty offered to contact the Sheriff Department.

### **MANAGEMENT REPORT**

Mrs. Fifer stated that a yard waste report would be provided within the next few days but shared that hiring Mr. Knowles to compact the bins had saved the association at least \$1,200 to date. She shared the need to find an alternate solution for yard waste as the roll-off bins were leaching decomposing waste onto the road, emitting a terrible smell from sitting longer periods and hotter temperatures. Other concerns mentioned was the bins had also become a breeding ground for mosquitos which were a nuisance for staff working so close to the bins.

Mrs. Fifer shared the need for additional staff due to the pool opening plan requiring the pool monitor to remain at a fixed post. She added that an additional pool monitor would be required to open the pool 7 days a week and/or for additional hours each day. Consensus was authorize additional staff if the current approved budget allowed.

Mrs. Fifer announced that the meter reading equipment is being repaired.

### **MEMBER CORRESPONDENCE**

A variance request had been received from a member with 7 children, to be allowed to pre-schedule pool use for 8. After discussion, consensus was to continue providing the same opportunity to all members at this time.

***Mr. Tucker announced and moved the board to the executive session at 8:32 pm. The session ended at 9:03 pm.***

The Executive Session was held to discuss an employee/member incident. No action to be taken.

***Mr. Doherty motioned to adjourn the meeting at 9:20 pm. Mr. Russell seconded, and the motion carried unanimously.***

Submitted by:  
Jeri Fifer, Acting Secretary