

**Meeting of the Board of Directors
Lake Entiat Lodge Associated**

August 16, 2022

TIME AND PLACE

The Board of Directors of Lake Entiat Lodge, Associated, met on Tuesday, August 16, 2022. The meeting was held remotely via Zoom and called to order at 4:01 pm by President Bill Tucker.

PRESENT

The directors present were Bill Tucker, Mark Dibble, Neil Doherty, Wade Oswald, Bree Davis, Chad Evans, and Donna Manos. Secretary/Treasurer Dan Russell, staff members Stacey Browning, Thomas Everly, Lynsey Miller, and 2 association members were also in attendance.

MEETING MINUTES REVIEW

Mr. Tucker acknowledged that the board meeting minutes from the July 20, 2022, meeting had already been approved via email.

MEMBER CORRESPONDENCE

Unauthorized Short-Term Rental Complaint

Mr. Tucker shared that a complaint had been received about a member short-term renting without authorization. The member said that he has only had friends and family use his place and has not accepted any money. Mr. Tucker added that the member's short-term previous rental history has been good. The topic was dismissed as there was no evidence to prove the property had been rented.

FINANCIAL

July Review

Mr. Russell reported that the financials were tracking with the budget. The delinquency report is at about \$1,700. The Major Maintenance reserves are at just a touch over 1 million dollars with the majority of this fund dedicated to the dock replacement project scheduled for the fall of 2023. The Water System reserves are at approximately \$232K. The Special Capital reserves are at approximately \$345K.

Mr. Russell suggested the Association put some reserves money in a CD to earn interest as there are some short term, protected gain, opportunities. He will continue to do research on best options for the Association.

Budget Planning

Mr. Russell shared that he, Ms. Browning, and Mr. Tucker have been working on the budget and that there was still a way to go. The projected CPI is currently projected at approximately to run 7-8%.

OLD BUSINESS

Upcoming Meeting Schedule

Mr. Tucker noted that the next two meetings would be on September 14th at 4 pm and October 19th at 4 pm.

Boat Slip Passes for Guests

Mr. Tucker relayed that the Association lawyer discovered that private marinas are required that users have boat insurance. Ms. Browning said that she would ensure all boat members had insurance. The topic was tabled for further research.

Reserve Projects: Bids/Authorization

Ms. Browning reported that the irrigation system, the roads reseal, and the tennis/pickleball courts were on the reserve study and were due. The topic was tabled for bids.

Ice Vending Machines

Ms. Browning said that she was still doing research. Mr. Tucker asked if the Association was looking to buy an ice vending machine or go out for vendor bids, and the Board agreed to go out for bids.

Special Member Meeting

Mr. Tucker asked if the directors wanted to hold a special member meeting for any items that need to go up for a membership vote. He added that an expanded maintenance shop was discussed as an option and perhaps additional long range special capital funding options would be presented. The Board agreed to hold a special member meeting in late October or early November.

Off-Leash Park

Mr. Doherty shared that he had one bid for fencing for the off-leash park. The topic was tabled pending further long range planning meetings.

NEW BUSINESS

Short Term Rental Cap and Fee

Mr. Tucker reminded everyone that the short-term rental cap and fee needed to be decided for 2023. He reviewed that the current cap is at 16, and the current fee is \$1,200. Mr. Oswald questioned the fee amount, and Mr. Tucker indicated that it was based on the short-term rental impact on the community. He added that short-term rentals affect the Association's insurance coverage requiring further understanding of the monetary impact. The decision on the fee was tabled for more information regarding the financial impact of short-term rentals.

Mrs. Davis motioned to lower the cap by 2 to 14 for 2023. Mr. Doherty seconded, and the motion carried unanimously.

COMMITTEE REPORTS

Architectural Review

Building Update

Ms. Browning presented the building update list. She added that everything was moving along. Two members' builds were due in September, and they would let us know if they needed an extension.

Commercial Lot B lot line adjustment

Mr. Tucker reported that a lot line adjustment had been made between Commercial Lot B and a neighboring residential lot. He added that he wanted to consult with the Association's lawyer regarding the legality of the lot line adjustment. Mr. Russell suggested that Mr. Tucker also discuss with the attorney Covenant Restrictions on Commercial Lots and the up river planned development affect on primary traffic being routed via a roundabout connecting to Sun Cove road and its impact to members.

Mr. Dibble motioned that Bill Tucker communicates with the lawyer for clarification. Mr. Evans seconded, and the motion carried unanimously.

Long-Range Planning

Mrs. Davis said that the Long-Range Planning open forum meeting was a success with approximately 25 members in attendance. Many ideas were discussed, including a new maintenance shop, a new clubhouse, a putt-putt golf course, an off-leash park, new pickleball courts, a stage, and showers for people coming off the beach. She added that the committee planned to send out a survey regarding what options were discussed in the open forum to further prioritize the amenities and to obtain additional comments from members.

Facilities/Maintenance.

Mr. Dibble announced that nearly all the hardware for the launch park restroom stalls had arrived. He thanked Nick Nelson, Bill Mann, Keith Brooks, Brian Anderson, Mike Lee, and Kim Martin for all their help.

Mr. Dibble shared that there had been a problem with the launch dock but that it had been repaired. He added that the dock in the upriver marina would be repaired sometime this fall. Mr. Dibble reported that the teepees had been removed and that he had four points of contact for replacing the irrigation system. He added that there was a leak at the pumphouse, but it had been repaired. Mr. Oswald asked about the leak on one of the Greater Wenatchee Irrigation District pumps. Ms. Browning responded that she had already called about that.

Mr. Dibble said that he had talked with some of the members who play pickleball about creating a committee and that he would be the representative for the Board.

Water Report

Mr. Everly relayed that the meter read looked good for July, and there were only 14 high reads, and the main problem was overwatering and suggested members shave 1 to 2 minutes off their watering time, and will help reduce their usage.

Governance

Mr. Oswald had nothing new to report.

Social Events/Communications

Mrs. Manos recommended putting a doggie doo station by the old pumphouse. She also suggested that the Association provide a list of vendors for the members.

Upcoming Events

Mrs. Manos announced that Debra and Jim Hawkins would be hosting a Sip ‘n’ Dip event on August 25th, Kim Martin would be hosting a Seahawks Monday night football event on September 12th, there would be an Oktoberfest event in October, and that there would be a C3 Winery wine tasting event on October 1st.

Chili Cook-Off

Mrs. Manos shared that Beth Arias would be hosting the Chili Cook-Off event on Labor Day weekend and that the planning was coming along quite well.

Mr. Tucker recommended that committee chairs talk to Mr. Russell if they need any money for next year's budget.

MANAGEMENT REPORT

Ms. Browning relayed that Mrs. Miller had sent out an email to every member with an email regarding the issues with the recycle trailer. The office also posted this information on the website and the Facebook page. She added that she received a suggestion to move it farther away from the compactor. She was considering moving it in front of the Association office. Mr. Tucker said the other option would be to put it behind gates. The Board agreed to move it in front of the office.

Ms. Browning announced that the truck had broken down and was in the shop, and it should be back in a week or so.

Ms. Browning shared that Safety Services employee, Shoshanna, would be staying on through September to help cover her vacation. Luis’ last day would be on September 5th, and she extended a thank you to both of them. She added that the pool would be open until October 10th, weather permitting. Ms. Browning voiced her appreciation for the grounds team, who had been working tirelessly over the Summer.

MEMBER FORUM

Beth Arias shared that the long-range planning open forum meeting was great and thanked the Board for all their work. She added that she agreed with either moving the recycle trailer or putting cameras on it and enclosing it.

At 5:39 pm, Mrs. Davis motioned to adjourn the meeting. Mr. Evans seconded, and the motion carried unanimously.

Submitted by:
Stacey Browning, Acting Secretary