

Lake Entiat Lodge Associated
Meeting of the Board of Directors
March 15, 2014

TIME AND PLACE

The Board of Lake Entiat Lodge Associated met Saturday, March 15, 2014. The meeting was held at the Sun Cove clubhouse in Orondo, Washington and called to order by the Board President, Dan Russell, at 9:05 am.

PRESENT

The following directors were present; Dan Russell, Nick Nelson and Darrell Richards. Walt Wheeler, Brandon Fix and Don Sass were present via conference line. Staff members present were; Jeri Fifer and Nancy Gifford. Nine association members attended.

APPROVAL OF MINUTES

Mr. Russell presented the February 8, 2014 Board Meeting draft minutes for approval.

Mr. Richards made a motion to accept the February 8, 2014 meeting minutes as presented. Mr. Nelson seconded and the motion carried unanimously.

FINANCIALS

Mr. Russell reviewed the financials, noting that the association operating budget closed at \$4,100 under budget for 2013 which was transferred to the Capital Reserve Fund.

Mr. Russell reported that a \$6,000 settlement payment has been received from a new owner to cover the delinquent dues and attorney fees incurred to date on the previous owners account. The previous owner will be pursued to collect the late fees and interest still owed on the account.

The board reviewed proposed changes to the current association Collection Policy. Delinquencies over 30 days are denied "privileges", but the current Policy does not directly state when the association will turn off the water supplied by the association via the dues received. The Board requested that the staff research what other water districts policies are, as well as any Health Department requirements, and then provide a report to the Board at the next meeting.

Mr. Russell stated that the other delinquent accounts would be discussed during a Board Executive Session following the meeting.

The board reviewed a list of proposed 2014 capital projects approving the following items for immediate attention; mitigation, bathrooms, new office, pool furniture..... totaling an estimated \$45K.

Mr. Nelson made a motion to approve the necessary Capital Reserve projects presented. Mr. Sass seconded and the motion passed unanimously.

OLD BUSINESS

Water Meters

Mr. Nelson provided a comparison analysis of 3 water meter systems The Web-Based Meter Reading System may be very beneficial to all members and the staff in regards to quicker notification of malfunctions.

The Board requested that additional information be provided before a final decision is made. Additionally a presentation will be made in regards to the meters at the annual meeting in April.

Membership Survey

Mr. Russell reported that 164, or a third of the membership, have completed the survey within the first 10 days. Mr. Fix noted that this is excellent response and that the SE Group will compile the results to provide a comprehensive report to be shared at the Annual Membership Meeting.

Phase 1 Mitigation

Mr. Nelson reported that the Phase 1 Trail mitigation planting has been scheduled for June as required by Douglas County.

Poplar Tree inspection

A certified arborist has provided an assessment of the park Poplar trees. His report states that 22 trees need to be removed because of poor growth due to overcrowding and a few are diseased or have wildlife (beaver) damage. The Board requested that staff gather bids for this project.

NEW BUSINESS

Annual Meeting

Mr. Russell presented the annual meeting draft agenda for review and comments. Members will be voting on the boat launch road and boat launch parking area paving options, meter funding and a purchase of a replacement maintenance truck.

Board Candidate Search

Four board members terms will expire this April and association members are encouraged to apply. Applications are available on the website and bulletin board in the clubhouse.

Short Term Rental Review

A homeowner had made a request to the association for a refund of the ST Rental fee they had paid because they have placed the home on the market for sale. The board consensus was to provide a refund, but only after the home has sold.

COMMITTEE UPDATES

Social Events

The Pancake Breakfast will be held in the clubhouse April 13th 8:00 to 11:00 a.m.

Trail Update

Mr. Richards provided an update of the Phase 2-4 trail progress. He shared that we will soon be meeting with the Boy Scouts of America to possibly complete Phase 2 & 3 under an "Eagle Scouts project". Grants are currently being researched for Phase 4, which is a sidewalk from the clubhouse to CiderWorks, as well as for the completion of Phase 2 & 3—A presentation will be made at the annual meeting on the current status of the trail system.

OWNER CORRESPONDENCE

A homeowner had requested to have a picture of the trail removed from the association website because their home was also in the photo. The request was denied because the photo is part of a trail report that has been posted on the website for 2 years. And further editing was not warranted.

A compliance letter was sent to a homeowner who was reported shooting fireworks off on New Year's Eve.

A member requested a copy of the total expenditures for Phase 1 of the trail. Mr. Russell shared that it will be revised with mitigation planting costs included and posted on the website.

Two letters were received from homeowners asking for reconsideration of the increase to the Short Term Rental Declaration fee. As earlier noted, at the budget ratification meeting in November 2013, the increase in rates was due to rising maintenance and labor costs and, the original rate has not been adjusted since inception.

Ms. Fifer shared that our insurance company had requested that we refrain from hiring Sheriff Auxiliary staff on holidays. The Douglas County Sheriff has been contacted with a request to provide the association documentation that will release Lake Entiat Association from liability.

A member, in attendance, shared that he disagreed with the encroachment survey documentation and requested that the association supply additional proof of accuracy before he would be willing to sign an agreement with the association. The company that provided the survey has been contacted to provide documentation of accuracy. It was discussed that this is the same survey used for 52 other members who boarder association roads and community property. Mr. Russell additionally shared that the association Board has the responsibility to protect the association assets.

Marcia Kindig, representing the Local Fire Department Auxiliary, made a request for the Fire Department to be allowed to have a fund raising event at the associations the 4th of July event. Mr. Russell requested that the request be put in writing for consideration.

The board adjourned the open meeting at 11:50 to move into Executive Session.

Following the conclusion of the regular meeting an executive session was held to discuss two member payment proposals which are currently in collection.

The executive was adjourned at 12:00. Mr. Nelson moved, Mr. Richards seconded and the motion carried unanimously.

Submitted by:

Jeri Fifer, Acting Secretary