

LAKE ENTIAT LODGE ASSOCIATED
Minutes of the Meeting of Directors
October 26, 1994

TIME & PLACE

There was a meeting of the Directors of the Lake Entiat Lodge Associated on Wednesday, October 26, 1994. The meeting was held at the home of Jane Hren in Kirkland, WA. The meeting commenced at 7:05 pm.

PRESENT

The following Directors were present, Neil Doherty, Dan Russell, Dean Murphy, Marcia Kindig, and Renee Mus. Also present were Jane Hren, Treasurer, and David Betz, Managing Agent. Neil Doherty acted as Chairman and David Betz acted as Secretary.

APPROVAL OF MINUTES

The minutes of the August 24, 1994 meeting of Directors were reviewed. After a motion duly made and seconded, the minutes were unanimously approved as submitted.

MEETING GUIDELINES

Neil Doherty discussed the length of the previous meeting and proposed several guidelines for the Board to follow in future meetings. The Board made several other suggestions to be used in conducting future board meetings. The ground rules will be included on the agenda for every meeting as a reminder for the Board. The guidelines are as follows:

- The meeting shall have a 2 hour time limit.
- There shall be a 10 minute break after 1 hour.
- Limit unnecessary story telling.
- Don't guess at what the law is.
- There shall be a 2 minute limit per board member per topic and a 1 minute rebuttal if necessary.

It was also requested that the proposed agenda for the meetings be sent out to the Board two weeks before each meeting for input from all the Board members. Then a week before the meeting, the finalized agenda will be sent out to the Board with the supporting schedules.

FINANCIAL REVIEW

David Betz presented to the Board of Directors the financial statements of Lake Entiat Lodge Associated for the month ended September 30, 1994. He reviewed the Balance Sheet and Statement of Income and highlighted the receipt of prior year tax refunds. The Association retained the services of a new CPA firm who specializes in taxes for homeowner associations. In reviewing previous year tax returns, he discovered several areas which could be amended resulting in tax savings for the Association. Jane Hren suggested that the Board review its year-end estimate at the December meeting and plan the timing of expenditures to minimize any surplus and tax liability at year end. David Betz also reviewed a schedule of delinquent Accounts Receivable with the Board. The Board requested that this schedule be included in future meetings financial review and updated as new information becomes available.

1995 PROPOSED OPERATING BUDGET

The Board reviewed the proposed 1995 operating budget that was prepared for the Association. After discussion, the Board decided to schedule a special meeting to discuss the future role of the management company in the Association. The meeting is scheduled for November 16, 1994 at 7:00PM at the home of Neil Doherty. After a motion duly made and seconded,

RESOLVED THAT:

The 1995 Lake Entiat Lodge Association Operating Budget be approved with the exception of the proposed Admin P/R and Management Fee. The current management agreement will remain in effect until the matter is resolved.

DEVLIN STATUS

David Betz informed the Board that Mr. Devlin has sold his lot to a new owner and has removed his mobile home from the lot. In late September, Mr. Devlin wrote the Association stating that he would like to remove the mobile home as he had a sale pending. He requested that the Lis Pendens be removed from his lot so that the sale may close. The Association replied that the Lis Pendens would be removed when the mobile home was removed from the lot. The Lis Pendens has been removed from the lot.

DOCK UPDATE

David Betz presented the Board with a summary of the expenditures related to the dock project to date. The project is virtually complete except for some very minor adjustments and the Association received a quality product that will last for years to come. After discussion, the Board unanimously agreed to fund the additional costs of the project over dock assessment collections from the operating funds of the Association.

RULES & REGULATIONS REVIEW

The rules and regulations for members of Lake Entiat Lodge Associated were discussed by the Board. After discussion, the Board felt that the best way to enforce the rules and regulations was to propose an amendment to the Bylaws to the Association to provide for monetary penalties for infractions of the rules. A schedule will be drafted for review by the Board at the December Board meeting.

OTHER

Several ideas related to the problem with the gravel piles in the boat launch area was discussed by the Board. After discussion, Nick Nelson volunteered to research any possible solutions to the ongoing problem.

The Anderson situation was discussed by the Board. The Association is awaiting response to the request to Mr. Anderson to obtain a survey to determine the exact location of his garage on his lot. This will determine if there is a front setback violation and the severity of the problem.

A letter from Dale McCallum regarding the water quality of the water system at Lake Entiat was discussed. David Betz informed the Board of the current status of the system and the Board authorized a test to try to determine what may be causing the problems experienced by several owners at Lake Entiat.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 9:05pm.

Respectfully Submitted

David Betz
Acting Secretary