

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

January 27th, 2021

TIME AND PLACE

The Board of Directors of Lake Entiat Lodge, Associated, met on Wednesday, January 27th, 2021. The meeting was held remotely, via Zoom, and called to order at 5:15 PM by President Bill Tucker.

PRESENT

Directors present were Bill Tucker, Neil Doherty, Dan Russell, John Peterson, Chad Evans, Bob Hawk, and Kim Martin. Treasurer Jack Anderson, 10 association members, staff Stacey Browning, and Lynsey Miller were also in attendance.

INTRODUCTION

New Community Manager

Mr. Tucker introduced the new Community Manager, Stacey Browning.

Future Board Meetings

Mr. Tucker proposed scheduling the next Board Meeting on Wednesday, March 24th, at 6:00 pm and the April Board Meeting for Wednesday, April 21st at 6:00 pm. The dates were accepted by the rest of the Directors. He also suggested a save the date for the 2021 annual meeting of April 24th, 2021.

APPROVAL OF MEETING MINUTES

Mr. Tucker presented the November 18th, 2020 Board Meeting Minutes draft for approval.

Mr. Peterson motioned to approve the November 18th, 2020 Board Meeting Minutes. Mr. Hawk seconded, and the motion carried unanimously.

FINANCIAL REVIEW

2020 Year-End Review

Mr. Anderson delivered the 2020 year-end review. He explained that, overall, the 2020 association budget was underspent by \$16,774. He added that the excess of \$16,774 will be put in the Major Maintenance Reserves.

Banking Resolution

Mr. Tucker presented an updated version of the Banking Resolution. The resolution showed Jeri Fifer's removed from the account and replaced with Stacey Browning. Mr. Hawk suggested that names on the resolution should be updated using the board director's legal names.

Mr. Doherty motioned to approve the Banking Resolution with the discussed changes. Mr. Russell seconded, and the motion carried unanimously.

OLD BUSINESS

COVID-19 Response

2020 Annual Membership Meeting Response

Mr. Russell shared his plan for conducting the 2021 Annual Membership Meeting after forgoing the 2020 meeting. His plan requires having an initial meeting directly before the annual meeting to authorize the annual meeting guidelines. After some discussion, the topic was tabled for review.

NEW BUSINESS

2021 Annual Membership Meeting Planning

Mr. Tucker proposed to start planning for a virtual Annual Membership Meeting, and if COVID restrictions change, modify the plans for an in-person meeting. Mr. Tucker added that research was being done on audio/visual equipment for the annual meeting.

Mr. Doherty motioned to approve up to \$3,000 for facility, services, and other advanced expenses required to prepare for the 2021 Annual Membership Meeting. Mr. Russell seconded, and the motion carried unanimously.

By-Laws Review Approach

Mr. Tucker suggested since the covenants have been updated that the By-Laws need to be reviewed. After a brief discussion, the Board decided that each director would review the by-laws and share their thoughts at the next board meeting.

Short-Term Rental Application Procedure 2022

Mr. Tucker presented a draft of the Short-Term Rental Application Approval Procedure with updates that would align with the new covenants. After some discussion, this topic was tabled for review.

COMMITTEE REPORTS

Long-Range Planning

Mr. Peterson presented a list of potential new amenities for the community, along with the estimated cost of each item. He added that, as most of the membership has changed since the last amenities survey in 2014, the members should be surveyed again. Mr. Peterson continued this proposal by sharing a draft of the survey. After discussion, the topic was tabled for review.

Facilities/Maintenance

Clubhouse Refresh

Mrs. Martin announced that staff member and Sun Cove homeowner, Bill Mann, had finished painting the clubhouse. She added that new flooring would go in beginning next week and that the pool table would be resurfaced during the same timeframe.

Mrs. Martin motioned to approve up to \$13,500 for the flooring repairs. Mr. Peterson seconded, and the motion carried with Mr. Doherty abstaining.

Water System Utility Software

Mrs. Martin noted that she was still researching utility software options for a water meter reading.

Water Emergency Notification System

Ms. Browning reported that she was still waiting on a bid for the option of installing fiber for the water emergency notification system. After discussion, the Board decided to stick with the option of a point-to-point radio system, which was previously approved at the September 26th, 2020 board meeting.

Rules & Regulations

Mr. Evans announced that, as the covenants had just been officially updated, the committee would be reviewing the rules and regulations.

Social Events/Communications

Mr. Hawk reported that the annual pancake breakfast would probably need to be canceled this year, but the annual garage sale could probably still be held. Mr. Tucker suggested that it be Sun Cove community only depending on current COVID restrictions. Mr. Hawk added that preparation for the 4th of July had begun, and the size of the event would depend on COVID mandates. Mr. Hawk and Ms. Browning, the Community Manager will ensure the cancellation policy of vendors before booking entertainment.

MANAGEMENT REPORT

Collections Service

Ms. Browning announced that a new collection agency had been found.

LELA Insurance Policy Renewal

Ms. Browning reported that the association's insurance policy with HUB International had successfully been renewed, and Mr. Russell was able to secure a discount of \$1500.00.

Merged Lots Discovery

Ms. Browning reported that it had been discovered that a member who owned two separate properties was only being charged one assessment due, instead of the two they should've been charged (one for each property).

Ms. Browning asked how the Board would like her to proceed with rectifying the situation. After some discussion, it was decided that Ms. Browning would send a letter to the member. The letter would ask the member to procure the paperwork or re-file for the Lot Line Abandonment with the county within 30 days.

The requested paperwork must be received within 30 days of the member's letter being sent or they would start being charge 2 assessment dues. Should the member comply within the timeframe, the Board would then decide the unpaid assessment dues for the second property.

Staffing for 2021 Report

Ms. Browning announced that Thomas Everly, the pool monitor from last year, had been hired as the new Water Manager. She added that he would be starting on February 1st. Mrs. Browning also reported that she was planning to rehire both Eliceo Solorio and Curtis Rabey as seasonal grounds keeping employees, as they were last year.

MEMBER CORRESPONDENCE/QUESTIONS

Wehmeyer STR Questions

Community member Kelly Wehmeyer had emailed in some questions regarding short-term rentals. Ms. Browning had already responded to the email, and the Board had nothing more to add.

Morrissey Planning Questions

Community member Dave Morrissey had an email with a couple questions regarding potential developments to the association.

The first question was about expanding the clubhouse and pool, which the Board considered answered during Mr. Peterson Long-Range Planning Committee report.

The second question was about the blind corner at the entrance to the boat launch parking lot. Ms. Browning stated that the mirror had been purchased and received and would be installed in early Spring.

At 7:26 pm, Mr. Peterson motioned to conclude the meeting. Mr. Russell seconded, and the motion carried unanimously.

Submitted by:
Stacey Browning, Acting Secretary