

Lake Entiat Lodge Associated

Meeting of the Board of Directors

March 24, 2010

Time and Place

The Directors of Lake Entiat Lodge Associated met on Wednesday March 24, 2010. The meeting was held in the Maple Room at the Coast Bellevue Hotel, 625 116th Ave NE, Bellevue, Washington 98004. The meeting was called to order by President Dan Lungren at 4:05 PM.

Present

The following Directors were present Dan Lungren, Greg Zeller, and Todd Watson and via telephone conferencing Bryan Wheeler, Margaux Mason, Nick Nelson and Brandon Fix. Treasurer Kevin Kalberg was in attendance. Alex Osenbach was in attendance representing the Association's management company. Grace McClellan the Site Manager, was also in attendance via telephone conferencing. Mr. Osenbach acted as secretary for the meeting.

Approve Board Meeting Minutes

The minutes of the February 24, 2010 meeting of the Directors will be reviewed and approved at the April 24th meeting.

2009 December Financial Statements

The Board reviewed the February 2010 Financial Statements. Mr. Kalberg reported that there were no new red flags in the budget. Assets increased \$150,000 and Liabilities were lower by \$100,000 since a year ago. Income for the two months was higher than budget by \$10,000 and expenses were lower than budget by \$10,000. The Reserve funds were unchanged from January except for a payment to Grette and Associates for \$1,239.

The Board reviewed and discussed several Owners' assessment accounts that were delinquent. Email correspondence provided by one member was reviewed. The association delinquency policy as adopted on November 12, 2004 and restated below:

Resolved that; the Association establishes a late penalty on all delinquent accounts, which are greater than \$100. For each of the first three months that an account is delinquent, a \$25 late fee will be charged. Should the account be delinquent for more than three months, a fee of \$100 per month will be assessed.

Following a review of the owner's email and the account analysis the Board determined that the balance is due and payable. If it can be shown that an error had been made in any of the accounts discussed then the management company can make the appropriate adjustment to the owner's account.

Clubhouse Rental Application

The Board revisited the recommendation for adopting a formal application process for events that are held in the Clubhouse and in Common areas of Sun Cove. It was determined the items discussed in the application at last month's meeting should remain in the application; a) the requirement for the owner to provide a certificate of insurance, b) fee based on the estimated number of guests, c) maintaining a calendar of reservations on the website. However, the board recommended the adoption of event fees be voted on by the homeowners association at the annual meeting on April 24, 2010. Those fees would be: 50 people or less \$50; 50-75 people \$100; 75-150 people \$150 and 150 and greater \$300.

Committee Reports

Social Committee – Bryan Wheeler presented the option of a Pancake Breakfast the day after the Annual Meeting. Bryan will begin planning the breakfast with the help of Clubhouse staff and volunteers. Donations will be accepted to offset costs as this is a new event. Proceeds will go toward the Community Social Event account which will allow the social committee to plan more events for the association.

Communications – Brandon Fix reported on the new website. Members are currently receiving their own log in information. Brandon created a document with directions to help members access the new website. Each member will need to login and follow the instructions in their email to get the full advantages contained in the new website.

Long Range Planning –Greg Zeller and Dan Lungren met with Craig Kruger on site regarding a proposal for the preparation of a master plan for possible improvements and future development ideas. Target date for a plan for review is expected to be 3 -4 weeks.

Privatization of Road – Greg reported that Jack Divine and Scott Blair met with the county engineer. It was discovered that there would be little benefit to the privatization of the road. The Association would incur maintenance costs while adding no benefit as choosing to privatize would not restrict access if PUD land was developed.

Pool Deck Lighting – Greg to receive quote on replacing deck lighting around pool. "Night Sky" friendly outdoor lighting is being researched.

Facilities, Maintenance, Operations, and Personnel Committee – *Monument Landscape* - Margeaux will submit a plan and budget to spruce up the monument area. *Proposal to relocate video camera equipment* - Keyhole Security quote discussed to move the DVR security system to the Site Manager's Office. This will allow for a motion censored recording as well as easier access to the system for documentation and verification of vandalism within the clubhouse and pool area. Grace will discuss secondary options with Keyhole Security.

Rules Committee – Todd reported that the updated rules would be available for Board approval at the next Board meeting

Shed Resolution - No action was taken at this time.

Mitigation Plan - No action was taken at this time.

Irrigation of Spoils Pile - No action was taken at this time.

Recycle Program - No action was taken at this time. Brandon Fix would report on the recycle issue at the annual meeting.

Next Meeting

The Annual Meeting will be held April 24, 2010 from 9:00 – 12:00 at the Orondo Elementary School located at 100 Orondo School Road, Orondo, WA. The Board will meet on Friday the 23 to prepare for the annual meeting.

Board of Director Positions up for Election

There will be four Director Positions up for election at the April meeting. At this time there is Two Director who will not be seeking reelection to the Board. All members are encouraged to run for the Board, if you wish to run for the Board please submit a short resume to Grace McClellan so that your name will be added to the ballot. Write in nominees will be allowed at the annual meeting.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 6:30 PM.

Submitted by
Alex Osenbach
Managing Agent