

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

January 19, 2022

### **TIME AND PLACE**

The Board of Directors of Lake Entiat Lodge, Associated, met on Wednesday, January 19, 2022. The meeting was held remotely via Zoom and called to order at 5:30 pm by President Bill Tucker.

### **PRESENT**

The directors present were Bill Tucker, Mark Dibble, Bob Hawk, Kim Martin, Neil Doherty, Chad Evans, and Colleen Hilton-Americk. Secretary/Treasurer Kevin Kalberg, staff members Stacey Browning, Thomas Everly, Lynsey Miller, and 27 association members were also in attendance.

### **MEETING MINUTES REVIEW**

Mr. Tucker reminded everyone that the minutes from the December 8, 2021, board meeting had already been approved via email.

*Mr. Dibble motioned to acknowledge the email approval of the December 8, 2021, Board Meeting minutes. Mrs. Martin seconded. The motion carried unanimously.*

### **MEMBER CORRESPONDENCE**

A member suggested any major expenditures be put out to a vote to all members instead of a quorum at The Annual Meeting. Mr. Tucker explained that the Bylaws would need to be changed to change the voting process. He added that the process of changing the Bylaws is to submit desired changes to the Governance Committee for review.

### **FINANCIAL**

**Mr Kalberg referred back to his earlier comments on the end of year financials. (See the Budget Ratification for these.)**

When the budget is being formed, Mr. Kalberg recommended that members attend the Fall board meetings to give feedback on the budget instead of waiting to do so at the Budget Ratification Meeting.

### **OLD BUSINESS**

#### **Upcoming Meeting Schedule**

Mr. Tucker announced that the next board meeting would be at 5 pm on March 16, 2022.

#### **2022 Annual Meeting Planning**

##### **Meeting Date**

Mr. Tucker proposed April 23, 2022, or April 30, 2022, for the 2022 Annual Meeting. The topic was tabled until a venue could be decided upon.

##### **Location for Event**

Ms. Browning presented a list of potential locations for the Annual Meeting that she had researched. She added that the Orondo School was unavailable. The Board asked Ms. Browning to look into parking at each location and look into the Wenatchee Convention Center. The topic was tabled for more research.

##### **Board of Director Candidate Solicitation**

Mr. Tucker shared that the search for Board of Director candidates has begun. There are posts on the website and in the Facebook group. He added that a committee would be created, and more communications would come.

### Annual Reserve Account Funds Renewal Vote

Mr. Tucker reminded everyone that in 2017 the membership voted to pay \$338 a year in dues to the Major Maintenance Reserves and \$200 a year in dues to the Special Capital Reserves for five years and that it expires at the end of 2022. He added that in doing this, the Major Maintenance Reserves would be at over \$1,000,000, Water Reserves over \$250,000, and the Special Capital Reserves over \$400,000 by the end of 2022.

Mr. Tucker recommended that the Board put the renewal of this collection process up for a vote at the Annual Meeting, as the replacement of docks would drain the Major Maintenance Reserves. If the contributions are renewed, the docks will be replaced, and the reserves will still be at a healthy amount. This will allow for any potential major maintenance projects and new amenities. The topic was tabled for consideration.

### Docks Replacement Presentation

Mr. Tucker asked the Board how they wanted to propose funding the replacement of the docks. He mentioned the options suggested so far are borrowing the amount needed for the dock project from the Special Capital Reserves, getting an outside loan, or subdividing and selling the community property. Mr. Hawk shared his research on subdividing and selling the community property adjacent to the maintenance building and across from the tennis courts. After talking to Douglas County Mr. Hawk believes we can create 3 lots and still have a reserve area for a future expansion of the maintenance building. The topic was tabled for consideration.

### HOA Capital Reserves Contribution for New Owners' Proposal

Mr. Tucker reminded the board of Mrs. Martin's idea that new members contribute to the reserves as part of the closing process when purchasing a property in Sun Cove. The Board agreed to propose this to the membership at the Annual Meeting, after completing a legal and financial concerns review.

### Park Restroom Project Report

Mr. Tucker asked Mrs. Martin to present a status update on the park restroom project at the Annual Meeting.

## **COMMITTEE REPORTS**

### **Architectural Review**

Mrs. Hilton-Americk shared that the committee had already granted an extension on the construction projects at 340 Entiat Place and 295 W Beach Drive. They recommended that the Board grant a second extension on each project.

***Mrs. Hilton-Americk motioned to approve the extensions. Mr. Hawk and Mr. Evans seconded. The motion carried unanimously.***

Mrs. Hilton Americk shared that the committee had discussed the portable toilet issue and found that nothing in the CC&Rs gives the Board the power to enforce the removal of a portable toilet. She added that the committee thought the issue was a neighbor to neighbor issue.

Mrs. Hilton Americk announced that the committee had finished revising the construction rules and had passed them on to the Governance Committee for review, including new restrictions establishing limits on Portapotty presence after initial construction is completed.

### **Long-Range Planning**

Mr. Evans shared that approximately 30-34% of the membership had provided feedback via the long-range planning survey. He added that the committee would be reviewing the feedback and that a second survey would be going out.

### **Facilities/Maintenance.**

Mrs. Martin announced that the park restroom project was at a standstill due to the weather. She added that the septic system was about 90% complete. The next steps are to dig the footing for the foundation and then to pour the concrete.

Mrs. Martin shared that the leftover paint from the clubhouse had been used to paint the office and that new carpeting had been installed in the office. She added that Mr. Everly had done a fabulous job monitoring the water system.

### **Governance**

Mr. Dibble shared that the committee had their first meeting of the year the previous week and had begun revising the Bylaws. He added that they had received revised construction rules from the Architectural Review Committee, and they would be reviewing those.

Mr. Dibble noted that many members seemed to be unaware of the CC&Rs, which are available at the office. He suggested sending out a monthly or bi-monthly news blast highlighting the CC&Rs.

### **Social Events/Communications**

Mr. Hawk reminded members that they were welcome to join the committee. He added that he is considering sending out a social events survey. Mr. Hawk reminded everyone of the disc golf proposal, and the topic was tabled for consideration.

### **MANAGEMENT REPORT**

Ms. Browning shared that staff stopped using Dropbox and started using OneDrive, saving the Association about \$400 a year.

Ms. Browning shared that there was a frozen pipe in the office, and it was fixed before any significant damage. She added that it was fixed the day it was discovered.

Ms. Browning shared that approximately 10% of the community has picked up and signed for their parking permits.

Ms. Browning shared that Mr. Everly had been busy plowing and shoveling snow. She added that he will be painting the office bathroom and has two upcoming tests: a Cross Connection Control Certification and a Chemical and Pesticides test. Ms. Browning shared that Mrs. Miller had been behind the Dropbox to OneDrive conversion, updating Caliber, and reaching out to members with missing contact information.

### **MEMBER FORUM**

One member requested having a backup to give the committee reports at meetings if the committee chair cannot make it. Mr. Tucker said another committee member could give the report, or the chair could give their report to another board member to present.

Another member wants to propose a more extensive maintenance shop and asks how to proceed. Mr. Tucker recommended the member use social media to get members to vote on it in the Long Range Planning follow-up survey.

***At 6:46 pm, Mr. Hawk motioned to adjourn the meeting. Mr. Dibble seconded, and the motion carried unanimously.***

Submitted by:  
Stacey Browning, Acting Secretary