

Lake Entiat Lodge Associated  
Meeting of the Board of Directors  
July 11, 2014

**TIME AND PLACE**

The Board of Lake Entiat Lodge Associated met Friday, July 11, 2014. The meeting was held at the Sun Cove clubhouse in Orondo, Washington and called to order by the Board President, Mr. Russell, at 6:04 pm.

**PRESENT**

The following directors were present: Dan Russell, Darrell Richards, Walt Wheeler, Brandon Fix, Greg Zeller and John Howgate. Staff members: Jeri Fifer, Jessicah Curry and Jason Knight. Nine association members were also in attendance.

**APPROVAL OF MEETING MINUTES**

Mr. Russell presented the June 13, 2014 Board Meeting draft minutes for approval.

***Mr. Richards made a motion to accept the June 13, 2014 meeting minutes as presented. Mr. Zeller seconded and the motion carried unanimously.***

**FINANCIALS**

Mr. Russell shared that the launch road paving project came in under the estimated cost at a total of \$79K. He shared that a quarterly financial recap will be presented by Mr. Anderson at the August 8<sup>th</sup> board meeting.

**OLD BUSINESS**

Mr. Russell presented the proposed covenant amendment, provided by the association attorney, regarding the allowance of carports on RV lots. Mr. Russell asked board members to review the Covenants for any other needed changes, which will all be shared at the August board meeting. Mrs. Fifer reminded the board that a "Self Help/Lot Maintenance" covenant amendment was also prepared for membership consideration but had not yet been presented. Each board member was asked to review the self help covenant proposal and offer comments.

Mr. Russell shared information about the association insurance carrier choosing not to renew our policy this August. The company did not accept our written verification stating that the association would discontinue the use of off-duty officers for paid holiday patrols.

An insurance broker has been commissioned to find replacement coverage as well as a review of the current policy for suggested changes needed. Mr. Richards asked that the policy details be shared with his insurance representative for another option to be presented.

## **COMMITTEE UPDATES**

### **Long Range Planning/Capital**

Mr. Zeller stated that the committee is nearing completion of its analysis of the 2014 member survey results. They will present findings at the August 8<sup>th</sup> board meeting.

### **Rules/Bylaws**

The rules committee provided two proposed drafts for rules and regulation updates. After discussion, the drafts were tabled and a request was made for one draft to be supplied for review and consideration.

Member Loren Defazio asked if the association attorney could be consulted for an opinion regarding staff enforcement of association rules on Douglas County roads. An opinion will be sought based on the letter received from the Sheriff's department.

Also discussed were safety hazards created by parking on some of the community roads and cul-de-sacs. For guidance in enforcement and signage options, the board requested that staff contact the local authorities of Fire, EMS Douglas Co. Transportation, and the Sheriff Departments.

### **Facilities/Maintenance**

#### **Tree covenant:**

An owner request was received regarding tree height in excess of 22' on members' lots that are not designated grandfathered trees. The board asked that the minutes reflect a reminder that each homeowner is responsible for maintaining all non-grandfathered trees below 22 feet per the association Covenant 1.11.2. Compliance is the duty and expense of each lot owner. A compliance letter will be sent to the homeowner in question to maintain tree height in accordance with the association covenants.

#### **Trail System:**

A topo survey of Phase 2 of the Trail system through the USBR pump site was voted on via e-mail with a majority of the board in favor of a TOPO survey to be performed.

***Mr. Howgate motioned to ratify the \$1,500 expense for the TOPO survey for Phase 2 of the trail system. Mr. Fix seconded and motioned was carried unanimously.***

### **Social**

Mr. Howgate shared the results regarding the 4<sup>th</sup> of July celebration this year. Many volunteers assisted to make it another great event. The board would like to thank all those who volunteered as the celebration could not take place without a community effort.

The next events are the Chili Cook-off August 30<sup>th</sup>, Oktoberfest, and the Wine Tasting on November 8th. Anyone wishing to sign up to chair or volunteer for any event can do so by contacting the association office at [admin@suncove.net](mailto:admin@suncove.net) or 509-784-1166.

## **NEW BUSINESS**

### **Proxy Voting:**

Mr. Howgate presented his findings regarding options for Proxy/Mail in/Online membership voting. The association Bylaws would be required to be voted on at the 2015 Membership Annual Meeting and approved before the process could be finalized.

Before research continues the benefits and challenges were identified for consideration, such as the possibility of vote-swaying, politics and costs in preparation of ballots with education piece, and the fact that members having the ability to vote from anywhere would reach a higher percentage of the membership.

Members Mrs. Arias and Mr. Howgate will continue to research and provide findings.

### **Encroachment:**

An encroachment on the association walkway easement was discussed off of Lakeview Avenue. The board is responsible for protecting the 10' walkway and as such will insist upon keeping this easement clear for all members to enjoy.

### **Water tower:**

Mr. Wheeler reported that children were found on the water tower ladder recently by some homeowners. He suggested that an additional security feature be added to the tower ladder to further discourage access to the water tower.

### **Dogs:**

A member reported that some owners/guests are allowing their dogs to run off leash on the Orchard Park property upriver. The association rules clearly state that dogs must be on a leash on association property.

### **Fire:**

Mrs. Fifer shared correspondence received from the local fire chief regarding recommended steps which could reduce fire risk within the community. The letter will be shared on the website, [www.suncove.net](http://www.suncove.net). Mrs. Fifer additionally shared that Chelan County PUD is in favor of the association installing a fire suppression line on the downriver border of Sun Cove.

Mrs. Kindig shared that on the 4<sup>th</sup> of July the fire department discovered that there is not a fire hydrant available for the association launch and docks. The board requested that staff place a hydrant in the area of the pump house. Staff was also asked to provide a hydrant map for review and consideration for potential additional hydrants to be installed as needed.

***The meeting was adjourned at 8:01 pm. Mr. Wheeler moved, Mr. Richards seconded and the motion carried unanimously.***

Submitted by:

Jeri Fifer, Acting Secretary