

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

June 21, 2021

TIME AND PLACE

The Board of Directors of Lake Entiat Lodge, Associated, met on Monday, June 21, 2021. The meeting was held remotely via Zoom and called to order at 5:05 PM by President Bill Tucker.

PRESENT

The directors present were Bill Tucker, Neil Doherty, Chad Evans, Bob Hawk, Mark Dibble, and Colleen Hilton-Americk. In addition, Staff members Stacey Browning, Thomas Everly, and two association members were also in attendance.

APPROVAL OF MEETING MINUTES

Mr. Tucker presented the May 15, 2021, Annual Membership Meeting Minutes draft for approval.

Mr. Doherty motioned to approve May 15, 2021, Annual Meeting Minutes as presented. Mr. Dibble seconded, and the motion carried unanimously.

Mr. Tucker presented the May 19, 2021 Board Meeting Minutes draft for approval.

Mr. Hawk motioned to approve the May 19, 2021 Board Meeting Minutes as presented. Mr. Doherty seconded, and the motion carried unanimously.

MEMBER CORRESPONDENCE

Hills Letter- The Hills sent a letter to the Board requesting an extension due to challenges caused by COVID and relief of outstanding fines.

Rehn Email- Rehn's were not present at the meeting

FINANCIAL REVIEW

Ms. Browning shared that the Association budget was overspent by over \$7,300 in May and overspent by \$1955 year-to-date. Expenses were over in May due to expenses not being allocated for the correct month. Ms. Browning added that the Association is expected to be back on target with the budget in June and expressed that she has seen a rise in pool supply prices.

Ms. Browning shared that the Association had only one delinquent member on their dues.

Mr. Tucker stated that the reserve accounts balance necessitated opening another savings account to ensure FDIC coverage.

OLD BUSINESS

Upcoming Meeting Schedule

Mr. Tucker requested the Board confirm the following two Board Meeting dates so we can publish the dates to our membership in meeting minutes.

Reopening Pool and Clubhouse to Normal Operating Hours

Ms. Browning reported that staff was prepared to open the pool and clubhouse to regular operating hours as soon as the Governor reopens Washington.

RV Camping/Portable Toilet Removal After Exterior Completion

Mr. Evans reminded the Board of the issue with RV camping and portable toilets on properties during construction. After some discussion, the topic was tabled for Mr. Evan and Mr. Dibble to draft a solution.

NEW BUSINESS

Dog Incident on 5/22/21

All parties involved were notified of the incident; the offending party's dog is no longer allowed on community property, and the owner agreed.

Long-Term Renter Mooring Privilege

Board agreed that it makes sense to allow long-term renters mooring privileges as long as the landlord/owner forfeits their privilege. Mr. Dibble and Ms. Browning are to meet and present a policy to the Board.

Fiber Douglas County PUD

Douglas County PUD plans on being out to do micro trenching in Sun Cove for Fiber. They are projected to start in September and should be completed by the end of October, barring any setbacks due to fires. Ms. Browning to reach out to them in August to confirm the start date.

Policy & Procedures Adoption

Mr. Tucker explained the purpose of the Policy and Procedures of the LELA and its usefulness as a governing document. He requested that all board members review the draft version and come to the July meeting prepared to discuss the steps required.

Wildfire Prevention

Ms. Browning reported that the Association had sent a letter to members reminding them that per Covenant 1.13.2, they are responsible for maintaining a wildfire prevention zone out to their property lines. They have until July 11, 2021, to comply. Ms. Browning will review the lots after with a trained wildfire prevention expert and address the lots that are not in compliance with the Board's further direction.

COMMITTEE REPORTS

Architectural Review

The Architectural Review Committee will review the Construction Rules and update as needed. Building progress was shared with the Board. A number have reported challenges due to the construction deadline due to supply delays. The Board discussed sending out a letter to all overdue completion dates but decided to table for a future date.

Long-Range Planning

The new committee chair, Mr. Evans, reported he is planning for a meeting in July.

Facilities/Maintenance

The Facilities and Maintenance committee held a meeting on June 17.

Dock Update

Vendor bids are delayed due to accelerated costs

Park Restroom Update

Ms. Browning reported that the perk tests had been completed and the septic engineering plan is underway, and permits have been submitted to Douglas County.

Pickle Ball/Tennis Court Cracks

Ms. Browning reported that the cracks have a temporary patch. It is recommended that the Long-Range Planning Committee develop plans for locating and building new sports courts.

Governance

Mr. Dibble is soliciting a handful of members to join the efforts to address needed updates to the governing documents. The Rules and Regulations are being updated to match the covenants, address needed changes, and refresh the fees and fines schedule.

Social Events/Communications

Mr. Hawk reported that the next meeting would be held in late July. They are looking for a few volunteers on the 4th to assist with the parade route. The festivities for the 4th will be Aaron Crawford on July 3, 8-10 PM, and on the 4th, the parade will start at 10 AM and fireworks at 10:15 PM. Also, this 4th, there will be a food drive for the Chelan Food Bank.

Mr. Hawk also announced future events the committee is working on, including a Movie in the Park in July, Back to School Backpack drive in August, and a Labor Day concert courtesy of many members' generosity.

MANAGEMENT REPORT

Staff Update

The grounds crew is working on FireWise on the PUD land. Staff busy prepping for busy 4th of July.

Memorial Day Recap

The weekend was busy with only one major incident, with many young adults trying to have a bonfire on PUD land. Hired security was able to shut it down. Only a few boats and non-permit cars and boats were discovered. Overall the weekend went very well.

Goose Repellent Trial

Postponed until spring 2022

2022 Parking Permit Pick-Up Trial

Ms. Browning reported that next year we are going to try a new program for permits. The goal is for members to come into the office and sign for their permits.

Horseshoe Pit Refreshed

Short-Term Rental Violation

Ms. Browning reported that a member in the Short-term rental program turned in their occupancy form with the number of guests exceeding the allowed capacity. The member was notified of this potential violation and told the Association they would correct the error and limit the guests to the allowed number. After further investigation, the property was advertised for over the allowed number of guests along with other members in the program. Ms. Browning is to notify them that they are advertising for more than they are allowed to host.

Vacation Bible School

A member requested to host a Vacation Bible School in the park in August. The Board discussed the potential impact on the community facilities and potential liability. The Board approved that the member holds the Vacation Bible School with the stipulation that the group must provide a Certificate of Insurance naming the Lake Entiat Lodge Associated as insured. The three Board members approved with Mr. Doherty voting no.

MEMBER FORUM

No members wished to speak to the Board at this meeting.

Executive Session

At 6:20 PM, Mr. Evans motioned for the Board to enter Executive Session to discuss recent Compliance and Enforcement actions. Mr. Hawk seconded it, and the Board unanimously agreed.

At 7:00 PM, the Board returned from Executive Session. Mr. Hawk motioned to approve the hardship request for an extension on the construction deadline and waive outstanding construction fines. Ms. Browning will send the member a letter stating they have until August 31, 2021, to complete the exterior of their house, or daily fines will start being assessed on September 1, 2021. Mr. Dibble seconded the motion, and the Board agreed unanimously.

At 7:05 PM, Mr. Doherty motioned to adjourn the meeting. Mr. Dibble seconded, and the motion carried unanimously.

Submitted by:

Stacey Browning, Acting Secretary