

Meeting of the Board of Directors Lake Entiat Lodge Associated

September 26th, 2020

TIME AND PLACE

The Board of Directors of Lake Entiat Lodge Associated met on Saturday, September 26th, 2020. The meeting was held remotely via Zoom and called to order at 9:00 am by President Bill Tucker.

PRESENT

Directors present were; Bill Tucker, Neil Doherty, John Peterson, Bob Hawk, Kim Martin, Chad Evans, and Dan Russell. One association member and staff members Jeri Fifer and Lynsey Miller were also in attendance.

APPROVAL OF MEETING MINUTES

Mr. Tucker presented the August 27th, 2020 Board Meeting Minutes draft for approval. Mr. Russell suggested changes with regards to terminology and organization. Mr. Hawk also suggested a change regarding the organization of the minutes.

Mr. Hawk motioned to approve the August 27th, 2020 Board Meeting Minutes with all recommended changes. Mr. Russell seconded, and the motion carried unanimously.

FINANCIAL REVIEW

Mrs. Fifer announced that the 2020 budget was underspent by approximately \$17,000. She shared that the 3rd quarter financial report will be provided at the October meeting.

OLD BUSINESS

COVID-19 Response

Annual Membership Meeting planning

Challenges regarding each option for holding a 2020 meeting were discussed. As COVID-19 restrictions for our County do not allow for in person attendance, it was determined that the 2020 meeting would likely not be scheduled this year. Also considered was director terms without a meeting this year and all directors shared that they were willing to serve the community for an additional year.

Proposed Covenant Vote Report

Mrs. Miller reported that, at the time of the meeting, 95 votes had been received for the covenant amendment vote. Of those votes, 86 were in favor for the amendment. Mr. Tucker suggested publishing reminders to the members to return their ballots.

Mr. Tucker, Mr. Hawk, and Mr. Doherty volunteered to host the first Covenant Q & A remote meeting on September 30th at 6pm. All Covenant Committee members will be contacted to join hosting this and the following Q & A membership remote meetings to be held October 6th and 12th, both at 6pm.

Committee Resolution Amendment

Mr. Tucker presented a draft of the Committee Resolution. After discussion;

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

NEW BUSINESS

Personnel Search

Mr. Tucker reported that as Mrs. Fifer had provided her resignation, a 7 member Hiring Committee had been formed to perform the duties to recruit a Community Manager as a replacement. Mrs. Fifer has offered to remain until December 20, 2020 to assist with the training of a new hire.

Future Board Meetings Schedule

Mr. Tucker presented the option to change the day of the remaining board meetings to a weekday. After discussion, the meetings were set for October 21st and November 18th, both at 6:00 pm.

Dog Park

Mr. Doherty requested that the recent dog park research be discussed and considered. After discussion, Mr. Doherty volunteered to chair a committee.

Mr. Doherty motioned to form an ad-hoc committee for the development of a plan to create a dog park on association owned property for Board consideration. Mr. Tucker seconded and the motion carried unanimously.

COMMITTEE REPORTS

Capital Improvement/Long-Range Planning

Launch Park Restroom

Mr. Peterson announced that there were issues with the launch park restroom project. Prices had increased exponentially on construction materials. After discussion, it was decided to wait until spring 2021 to gather bids for this project.

Facilities/Maintenance

Dock Report

Mrs. Martin shared that the dock replacement Project Manager was developing dock design plans for consideration.

Water Emergency Notification Equipment

Mrs. Martin provided a recap of the bid received from AlarmPro for the replacement of the water emergency notification equipment. She noted that the Association Water Manger, Don Deford, Mrs. Fifer and herself had found the bid to be fair and the equipment adequate for our needs.

Mrs. Martin motioned to contract with AlarmPro for the installation of the water system emergency notification equipment from the Water System Reserve fund, not to exceed \$4,500. Mr. Russell seconded, and the motion carried unanimously.

Launch Split Entry Road Project

Mrs. Martin shared that the project will be presented to the membership as a Special Capital Reserve project in 2021. A traffic mirror had been ordered and would be installed soon as an attempt to solve the blind corner concerns.

MANAGEMENT REPORT

Mrs. Fifer reported that after a week survey of data in August, it was discovered that 10% of the pool users were short-term renters. She shared that short-term rentals only make up 3% of the membership properties.

MEMBER CORRESPONDENCE/QUESTIONS

Mrs. Fifer presented correspondence from a member appealing the fine and demerit received for violating the short-term rental rules. The board consensus was that forgiveness of the offense would not be extended, making the fine and demerit stand on the members account.

Mrs. Fifer shared correspondence from a member who had provided suggested changes regarding yard waste. The board discussed options to combat the yard waste bin challenges. These options included adding a limit to the bins, put the bins on a schedule with Waste Management, identifying a new location for the bins, or eliminating the service altogether. The topic was tabled for further research.

At 11:05 am, Mr. Doherty motioned to move into executive session to discuss a legal matter. Mrs. Martin seconded, and the motion carried unanimously.

At 11:37 am, Mr. Peterson motioned to move out of executive session. Mr. Russell seconded, and the motion carried unanimously.

Mr. Tucker announced that the Executive Session was held to discuss a legal matter, and that no action was taken.

At 11:39 am, Mr. Doherty motioned to adjourn the meeting. Mr. Russell seconded, and the motion carried unanimously.

Submitted by:
Jeri Fifer, Acting Secretary