

Lake Entiat Lodge Associated  
Meeting of the Board of Directors  
November 14, 2014

**TIME AND PLACE**

The Board of Lake Entiat Lodge Associated met Friday, November 14, 2014. The meeting was held at the Sun Cove clubhouse in Orondo, Washington and called to order by the Board President, Dan Russell, at 6:01 pm.

**PRESENT**

The following directors were present: Dan Russell, Darrell Richards, Nick Nelson, Walt Wheeler, John Howgate and Treasurer J. Anderson. Present staff members were Jeri Fifer and Jessicah Curry. Two association members were also in attendance.

**APPROVAL OF MEETING MINUTES**

Mr. Russell presented the September 12, 2014 Board Meeting draft minutes for approval.

***Mr. Nelson made a motion to accept the September 12, 2014 meeting minutes as presented.***

***Mr. Howgate seconded and the motion carried unanimously.***

**FINANCIALS**

**2015 Budget Approval**

Mr. Anderson presented the 2015 budget proposals for consideration. After discussion, consensus was to implement a \$45 year increase in dues to cover estimated expenditures.

***Mr. Wheeler made a motion to accept the 2015 Budget as presented. Mr. Nelson seconded and the motion carried unanimously.***

A member budget ratification meeting will take place at 9:00 am on the 10<sup>th</sup> of January at the clubhouse. The January Board Meeting will follow.

**Delinquencies**

Mrs. Fifer shared the Ledoux delinquent account regarding unpaid fines/penalties. The board consensus was to close out the debt and pursue no further collections due to high expenses

associated with hiring an out-of-state attorney. The new property owners had paid all past due assessments when acquiring the property.

### **Project Budget Update**

Mr. Richards shared that the Phase 1 trail mitigation planting has been completed. Grette and Associates have been contracted to monitor and provide necessary reports to the Army Corp of Engineers for the next 5 years. With the project completed, the budget can now be posted on the Sun Cove website. The board requested that management provide complete Phase 1 surety bond information at the next meeting.

### **Water Meters**

As the Sensus meter delivery was delayed by the manufacturer, consensus was that the rest of the money owed shall be paid upon total completion of the training & installation in early spring.

### **Accounting Functions**

Discussion took place in regards to understanding and exploring the possibility of shifting accounting and other current management (WPS) functions to on site at Sun Cove.

Mr. Anderson presented a summary of the project, which included, policies and procedures and a timeline of relevant steps, the first of which is to contact Wapato Point Services to evaluate and establish a catalogue of all the functions they provide for the Association.

Joining Mr. Anderson in this endeavor are Mr. Russell and Mr. Howgate. The three of them shall comprise the oversight committee.

***Mr. Nelson made a motion to approve and authorize the Account Charter Project and committee members as presented. Mr. Richards seconded and the motion carried unanimously.***

## **OLD BUSINESS**

### **Fire Suppression Planning**

Mr. Richards and Mr. Anderson shared that a representative from the Department of Natural Resources will assess the community and surrounding properties to determine fire hazards and the eligible coverage in regards to possible fire suppression regional grants currently available.

## **Trail Update**

Mr. Richards shared that a developed plan for Phase 2 of the trail has been completed. The Association can now proceed with a proposal to the United States Bureau of Reclamation/Greater Wenatchee Irrigation District. Once approval is granted, bids will then be gathered.

## **COMMITTEE UPDATES**

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

Shoreline erosion occurring around the spits was discussed. The Board asked that any related shoreline surveys be located and provided for a baseline to assist with further research on this potential issue.

### **Community Planning**

Continued discussion took place as it relates to future community buildings and activities and where and how they should be located. The board agreed that the center of the community appears to be the clubhouse and therefore initial discussion focused on where to locate or whether to remodel or re-build the current clubhouse.

At least three drawings will be necessary for a developed presentation to the members regarding the future of Sun Cove, after which steps would be taken to procure preliminary pricings.

### **Social**

The Association would like to thank all volunteers in conjunction with Ventimiglia Cellars for a very successful wine-tasting event.

The December Christmas party will be on the 3rd of December. Decoration of the clubhouse will be at 5:30 followed by a potluck at 6:30pm.

## **NEW BUSINESS**

### **Recycling Expense**

Mrs. Fifer shared the estimated 2014 expenditures for the new single-sort recycling services. The Board asked that this information be shared with members on the website, etc. for feedback. Staff will be researching for the best pricing available for the service for 2015.

## **OWNER CORRESPONDENCE**

Mr. Russell shared that there is an issue in litigation wherein a member is requesting a Covenant change regarding the tree height restriction. The Covenant change would require the majority of member votes, in which case the Association would process the necessary paperwork and record the outcome. Board consensus was to charge all expenses incurred in this process to the member requesting the change.

***The meeting was adjourned at 8:07 pm. Mr. Russell moved, Mr. Nelson seconded and the motion carried unanimously.***

Submitted by:

Jeri Fifer, Acting Secretary