

# Lake Entiat Lodge Associated Meeting of the Board of Directors

September 22, 2017

## **TIME AND PLACE**

The Board of Directors of Lake Entiat Lodge Associated met Friday, September 22, 2017. The meeting was held at the clubhouse in Orondo, Washington and called to order by Board President Mr. Russell at 6:02 pm.

## **PRESENT**

The following directors were present: Dan Russell, Nick Nelson, Darrell Richards, Bill Tucker, Bill Kneadler and John Howgate. Staff member Jeri Fifer and two Association members were also in attendance.

## **APPROVAL OF MEETING MINUTES**

Mr. Russell presented the August 11, 2017 Board of Directors Meeting Minutes draft for review. Mr. Tucker requested a clarification be added to identify approved short-term renters and their ability to be allowed to rent property without enforcement until Feb. 28 of the following calendar year.

***Mr. Nelson made a motion to approve the August 11, 2017 Board of Directors meeting minutes, with the change suggested by Mr. Tucker. Mr. Kneadler seconded and the motion carried unanimously.***

## **FINANCIAL REVIEW**

### **2018 Budget Preparation**

Mr. Russell suggested that each committee chair identify budget line item changes needed for the upcoming year and be prepared to propose to Treasurer, Mr. Anderson, prior to the next board meeting.

### **Banking Resolution**

RESOLVED That: North Cascades National Bank and Wells Fargo Bank are hereby selected as the bank of, and depository for funds of the Lake Entiat Lodge Associated which, may be drawn on check, drafts, or advice of debits given or signed in the Association's name by any one of the following for amounts less than \$5,000, and by any two of the following, one being an Officer of the Association for amounts in excess of \$5,000:

President

Dan Russell

Vice President	Nick Nelson
Director	William Kneadler
Director	Greg Zeller
Director	Darrell Richards
Director	John Howgate
Director	Bill Tucker
Managing Agent	Scott Hutchinson
Managing Agent	Jayne Severyns
Manager	Jeri Fifer

each of whom is also authorized to draw and accept drafts and execute contracts and other agreements between the bank and the Association, and to make, collect, discount, negotiate, endorse and assign, in the Association's name, all checks, credit card, drafts, notes and other paper, signed as aforesaid, including checks payable to the order of any one or more of said persons or to bearer shall be honored by the bank and charged to the Association's account.

This authority shall continue in force until notice in writing of its revocation shall have been given to and received by the bank. All transactions aforesaid, which have taken place heretofore are hereby confirmed and ratified.

RESOLVED Further That: Bank of America and Wells Fargo are hereby selected as the institution of deposit for investment in Certificates of Deposit of this Association. At maturity, the certificates are to be reinvested in new certificates or deposited into the Association's accounts.

RESOLVED Further That: Scott Hutchinson, Jayne Severyns or Dan Russell are authorized to transfer Funds between these banks for the purpose of reconciling the cash balance with the reserve fund balance. These transfers are to be made and drawn in the name of the Association.

***Mr. Nelson made a motion to approve the Banking Resolution as presented. Mr. Howgate seconded and the motion carried unanimously.***

#### **Retirement of the Water Loan**

Mr. Russell confirmed that the Water Loan has now been retired as discussed and approved at the April annual membership meeting. The final check and paperwork has been submitted to the state to finalize the association's loan a full three years early!

#### **Bad Debt Write-off**

Mrs. Fifer presented a bankruptcy debt that needed to be written off the Association books by years end.

***After discussion, Mr. Nelson made a motion to write-off the \$802.52 bankruptcy declared debt. Mr. Kneadler seconded and the motion carried unanimously.***

## **OLD BUSINESS**

### **Schindler Covenant Waiver Vote**

Final tabulation of the voting resulted in 305 yes votes to 3 no votes. The 305 yes votes represented 69% of the members in favor of the waiver. As the total yes votes exceeded 51% of the membership, the vote passed. The board would like to thank all members who voted. The board would also like to remind members that this vote was presented for consideration to the membership due to the hardship inherited by the Schindler's upon the purchase of the property and their request of the board to help in correcting this issue.

## **NEW BUSINESS**

### **Douglas County right-of-way (ROW) encroachment issues**

Mrs. Fifer shared an article from the Wenatchee World regarding encroachments found upon the Douglas County ROW in the community. Mr. Nelson provided some history on the subject and discussion followed as to whether the Association should become involved with the issue. The board will assess when additional information is available.

## **COMMITTEE REPORTS**

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

Mr. Nelson shared that the funds currently held in the existing Capital Reserve fund will be used to complete the overdue pool repairs and the upcoming dock replacement project. Beginning in 2018 the Capital Reserve fund will be integrated into the new Maintenance Reserve fund which includes the annual \$338 five year assessment approved at the annual meeting.

### **Facilities/Maintenance**

*Dock replacement planning*—Mr. Nelson shared bids received for the center cove dock replacements. Discussion followed regarding options for funding the dock project such as a phased approach or obtaining a loan. Mr. Howgate volunteered to research loan options. Mr. Nelson volunteered to obtain additional bids for the dock replacements.

*Pool resurface project*— Mr. Nelson recommended that the pool be resurfaced by the end of 2018. Mr. Russell suggested that since we will be doing extensive work to the pool, to consider a modification and install a walk-in ramp in the shallow end of the pool. It was agreed to obtain bids for this possible option in addition to another bid for the resurfacing. The project is to be scheduled for the fall of 2018.

*Sprayer purchase*—Mr. Tucker presented the option to purchase a large sprayer to complete maintenance tasks that typically have been completed by outside contractors. The sprayer would handle fertilizing and weed control. Discussion took place with additional analysis to be presented at the next meeting.

*Storage Containers*— Mr. Nelson proposed adding a roof between the two storage containers by the shop as an option for additional covered parking. He will provide an estimate for consideration at the next meeting. Mrs. Fifer shared the estimate for installing a row of arborvitae beside the containers for aesthetics was \$1,500 which was agreed to by the board.

*FireWise*—Mr. Tucker shared that the committee is planning to send educational information along with a self-assessment survey to the membership. Discussion followed as to the possible implementation of a rule or even a Covenant change for the Association to have the ability to enforce fire hazard conditions reported. All agreed that the association sponsored Member FireWise Debris Pick-Up service should be offered again and to coordinate with Mr. Ross for a date.

### **Rules and Regulations**

Mr. Richards shared that the committee is working on a new rules draft and will be available for review at an upcoming meeting.

### **Social Events**

Mr. Howgate announced that the next event is the Wine Tasting that takes place November 11<sup>th</sup> from 6-9pm. He requested consideration of an increase to the social event budget for 2018 to allow for the increase in the 4<sup>th</sup> of July costs for the bands, fireworks, food, etc. The request will be considered in the 2018 operating budget.

### **STAFF REPORT**

Mrs. Fifer requested that the Directors prepare to set the 2018 short-term rental fee and cap at the next board meeting. It is anticipated that the association will have more short term rental requests than the current cap allows. Staff was directed to track all compliance issues and complaints received in 2017. The records can be reviewed to accurately identify the members who are consistently out of compliance with the Association rules and are not being good neighbors.

Mr. Russell requested that the short-term rental declaration selection process draft be distributed for review and presented for board approval at the next meeting.

## **MEMBER CORRESPONDENCE**

Mrs. Fifer shared correspondence received from members this month. One letter was a request for enforcement of the signage Covenant. The member reported that a sign, posted on the inside of the homes window, was facing Sun Cove Road for public view. After reviewing the Covenant related to signage, the board requested that a compliance letter be mailed to the members requesting the sign be removed from public view.

The next letter was a recommendation for the board to publicize the short-term rental property contact list to all members as opposed to only the neighboring properties to the rental. The board decision was done as a courtesy, however members may contact the office should they wish to obtain a comprehensive listing of all short-term rentals in the community.

Mr. Howgate, proposed on behalf of a member who was not present, for the board to reconsider the decision to deny their shed placement hardship request. The board discussed and consensus was to uphold the earlier decision by the Architectural Review Committee but granted an extension for the removal of the carport constructed in the property setbacks.

The board would like to remind Association members that all governing documents are available on the website at [www.suncove.net](http://www.suncove.net) or can be obtained from the Association office at 255 W. Beach Drive. Members are responsible to remain in compliance with the governing documents.

Mr. Russell opened the floor for discussion and took questions and comments from the members in attendance.

***The meeting was adjourned at 8:12pm. Mr. Tucker moved, Mr. Richards seconded and the motion carried unanimously.***

Submitted by:

Jeri Fifer, Acting Secretary