

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

TIME AND PLACE

The Board of Lake Entiat Lodge Associated met Saturday, January 11, 2014 following the Membership Ratification Meeting. The meeting was held at the Sun Cove clubhouse in Orondo, Washington and called to order by Board President Dan Russell at 9:09 am.

PRESENT

The following directors were present: Dan Russell, Nick Nelson, Don Sass, Walt Wheeler and Treasurer, J Anderson. Jeri Fifer, Community Manager, Acted as Secretary for the meeting. Five association members were also in attendance.

APPROVAL OF MINUTES

Mr. Russell presented the November 16, 2013 Board Meeting draft minutes for approval.

Don Sass made a motion to accept the November 16, 2013 meeting minutes with one change to spelling on the second page. Mr. Nelson seconded and the motion carried unanimously.

FINANCIAL REVIEW

Mr. Anderson reviewed the estimated 2013 year end budget results, which indicated that the board and staff are working within budget. Mr. Russell shared that any overage to the 2013 budget will be rolled into the Capital Reserve account for 2014.

The Board is continuing to work with an interested party desiring to purchase a property that is currently in delinquency with association assessments. The board consensus was to accept the previously agreed upon amount to expedite the closing on the property as assessments will then be paid by the new owners and foreclosure avoided.

Mr. Sass made a motion to give authority to Mr. Russell, Mr. Nelson and Ms. Fifer to negotiate the release of the lien on the property located at 465 Entiat Place. Mr. Nelson seconded and the motion carried unanimously.

OLD BUSINESS

Mission Statement

Mr. Russell asked for confirmation that the board approve the Mission Statement shared at the November 16, 2013 meeting. Board consensus was to accept as presented once the word "safe" was determined liability free by our attorney.

Owner Survey

At the last several board meetings, the need to provide a member survey for long range planning has been discussed. The board consensus was to have a professional company assist with the survey to help us glean the most concise results possible. Mr. Zeller will continue to research the various companies being considered to perform the survey.

A member in attendance asked if the board referenced the 2007 survey to assist with the new survey and Mr. Russell confirmed this.

Another member asked if estimates could be added to the new asset or projects so members could get a better idea of what it might cost. The Board members shared that “guessing” at expenditure does not provide adequate information. Obtaining planning level estimates for all the suggested projects would be very costly and time consuming, not to mention very unnecessary if the survey results show a project as a low priority. The board will have updated survey to share at the annual meeting

Mr. Anderson suggested we look into the best way to get increased participation from our members, as 22 % of members participated in the 2007 survey.

Security on Holidays

Mr. Wheeler requested an update on the progress regarding using armed officers for holiday patrols and the liability issue it could present. Further research is needed on this issue.

Annual Membership meeting

Mr. Russell requested that the board consider all possible items to be considered for member votes at the Annual Membership. Widening the boat launch roadway and/or paving a portion or all of the boat parking lot were mentioned. The Board will look for members input for allocation of the remaining funds from the Well project at the April meeting.

Water/Homes Flooded

Ms. Fifer reported that as two homes had been completely destroyed by water damage incurred by broken pipes, it is **highly recommended** that owners turn off the water main to their property if they will be away from their Sun Cove home for extended periods of time. If owners need guidance on how to turn the water off at the street, they will need to contact the Association Water Manager, Jason Knight at (509)679-6913, 7am-3pm Tuesday-Saturday.

Mr. Nelson made a motion to adjourn at 10:38 am. Mr. Sass seconded and the motion was passed unanimously.

Submitted by:

Jeri Fifer
Community Manager/Acting Assistant Secretary