

**Meeting of the Board of Directors  
Lake Entiat Lodge Associated  
January 18, 2023**

**TIME AND PLACE**

The Board of Directors of Lake Entiat Lodge, Associated, met on Wednesday, January 18, 2023. The meeting was held remotely via Zoom and called to order at 4:30 pm by President Bill Tucker.

**PRESENT**

The directors present were Bill Tucker, Mark Dibble, Neil Doherty, Wade Oswald, Bree Davis, Chad Evans, and Donna Manos. Secretary/Treasurer Dan Russell, staff members Stacey Browning, Thomas Everly, Lynsey Miller, and 18 association members were also in attendance.

**MEETING MINUTES REVIEW**

Mr. Tucker acknowledged that the board meeting minutes from the November 16, 2022, meeting and the minutes from the December 3, 2022, special meeting had already been approved and distributed via email.

**MEMBER CORRESPONDENCE**

Mr. Tucker shared that a member submitted a hardship application for the short-term rental program. The member stated he wanted to be allowed into the short-term rental program due to the financial hardship of a death in the family. The request was tabled for more information.

**FINANCIAL**

Mr. Russell reported that the 2022 year end results were received in mid- January and showed a difference of \$406.00 overage to the budget. The 2023 budget was discussd at the January ratification meeting and is being positively affected by the impact of improved interest rates on the associations reserve accounts. He additionally pointed out this opportunity may not be available in 2024.

**OLD BUSINESS**

**Upcoming Meeting Schedule**

Mr. Tucker announced that the next board meeting would be on March 15<sup>th</sup> at 4 pm. He added that the Annual Membership Meeting would be held on April 29<sup>th</sup> at 9 am.

**12.3.22 Special Meeting Results**

Ms. Browning relayed that at the Special Membership Meeting in December it was voted to expand the Maintenance/Shop not to exceed \$65,000, add a stage to the park not to exceed \$16,000, and \$5,000 was granted for research on a security arm for the Boat Launch access road.

**David Dufenhorst's Offer to Provide a Q&A and Rocky Pond Member Concerns**

Mr. Tucker reminded everyone that David Dufenhorst, the owner of Rocky Pond, offered to provide a Q&A session to the membership at a future meeting. He added that some board members and legal had attended all the county meetings regarding Rocky Pond. Legal put forth concerns on behalf of the community but the project was still approved by Douglas County. He said that the Board would continue to monitor the situation.

### **Annual Meeting Location**

Ms. Browning noted that she touched base with the Wenatchee Convention Center, the Orondo School, and the Waterville Community Hall. She detailed the pros and cons of each venue and recommended the Wenatchee Convention Center because of its wifi reliability and technical support services provided. The Wenatchee Convention Center is \$868.

***Mr. Dibble motioned to hold the Annual Meeting at the Wenatchee Convention Center, not exceeding \$1000. Mr. Oswald seconded, and the motion carried unanimously.***

### **Community Road Reseal**

Mr. Tucker presented the three bids that Ms. Browning had secured for the road reseal. Ms. Browning shared that Renu Asphalt's bid may not be current as she could not get a response from them. She added that of the other two bidders, Central Paving was the most professional and had received high reviews. Mrs. Manos asked what the difference was between the 1 seal coat on one bid and 3 seal coats on the other bid. The topic was tabled for more information.

### **NEW BUSINESS**

#### **BOD Candidate Search**

Mr. Tucker announced that the search for Board candidates was beginning. All members interested in running for a director position should submit their names and applications to association management.

#### **Reserve Project Planning**

Mr. Tucker noted that a reserve study would need to be done in 2023 as required every three years,. Mr. Russell added that he recommended we schedule for mid -summer in advance of 2024 August initial budget planning, .

#### **Annual Tree Trimming, Trees by Tennis Courts, Poplars, and Trees by Pump House**

Ms. Browning the trees by the tennis courts/shop, pumphouse and the poplars at the boat launch need to be trimmed. She provided the three bids to the Board and recommended a tree-trimming schedule to avoid big expenditures in a year.

***Mr. Dibble motioned that we approve having all the trees trimmed, including our annual tree trimming, not to exceed \$12,000. Mr. Oswald seconded, and the motion carried unanimously.***

### **COMMITTEE REPORTS**

#### **Social Events/Communications**

Mrs. Manos reported that there was a game night in January and that Patricia Sells did a great job organizing the night of activities. She added that the plans for the 4<sup>th</sup> of July are to have the Lake Boys play on the 1<sup>st</sup>, Aaron Crawford play on either the 2<sup>nd</sup> or the 3<sup>rd</sup>, and possibly to do a picnic to save money. Mrs. Manos relayed that the fireworks show would be more expensive this year if we did the same show as last year. However, a different show could be done at the same price as last year. She is just awaiting bids for that

***Mrs. Davis motioned for Stacey to contract Aaron Crawford. Mr. Evans seconded, and the motion carried unanimously.***

*Mrs. Manos motioned to approve \$970 to have the Lake Boys play on July 1<sup>st</sup>. The motion failed as there was no second.*

Mrs. Manos noted that Bill Kneadler was planning to fundraiser for a concert in August and hoping the Howgate family will sponsor a concert in September as they have in the past. Mrs. Davis responded that the band they used has retired Mrs. Manos should confirm with John Howgate.

A member asked if a survey could be done regarding the 4<sup>th</sup> of July bands. Mr. Tucker responded that the board had just approved one band playing for 4<sup>th</sup> of July this year, and that a Social Events survey could be done by the committee to select and schedule additional bands throughout the Summer.

*Mr. Dibble motioned to schedule Aaron Crawford for Saturday, July 1<sup>st</sup>, 2023. Mrs. Davis seconded, and the motion carried unanimously.*

Mr. Evans asked how the Social Committee could do events if they go over budget. Mr. Tucker answered that any social event that exceeds the event's planned budget would have to be pre-approved by the Board and based on available budget funding .

### **Architectural Review**

Mr. Evans announced that there are two new construction projects to be approved. Ms. Browning added that currently construction seemed to be at a standstill because of the weather. However, the construction project at 120 E. Emerson Dr. appeared to be complete.

### **Long-Range Planning**

Mrs. Davis shared that the committee is talking about having Nick Nelson do the design for the stage and that it will be a permanent structure. She added that the committee is working with Stacey to do research regarding the security arm and potential widening of the entrance to the boat launch road. She concluded that the committee is working with the Facilities & Maintenance committee on the maintenance shop expansion.

### **Facilities/Maintenance**

Mr. Dibble shared that the committee was working with the Long-Range Planning Committee on the expansion of the maintenance shop, and that they are discussing how much work we want to do ourselves versus how much work we want a contractor to do. He added that he received a report from the Pickleball Committee with the preferred layout of the sports courts and will share with the directors shortly.

Mr. Everly reported that the meter read looked good, and there were only three properties with leaks, and they had been taken care of. He added that he submitted both the meter reads and the water use efficiency to the state and that we were within our water rights for 2022.

## **Governance**

Mr. Oswald presented updates to the Rules & Regulations under the “Pets” section. Mr. Evans asked about the Douglas County leash law. Ms. Browning responded that she was in contact with the county about it. As such, the topic was tabled for more information. Mr. Oswald added that the moorage amendment would be ready for presentation at the next meeting which would include . member insurance required for watercraft dock moorage.

## **MANAGEMENT REPORT**

Ms. Browning announced that she had submitted an application for FireWise clearing for a grant of \$9,000. She suggested that pending approval seasonal staff members may be brought in a month early as budgeting may dictate

## **MEMBER FORUM**

A member asked where the new stage is going to be. Mrs. Davis replied that it will be near where the temporary stage goes, but that it also has to be a certain distance from the water. The same member also asked where the security arm is going to go. Mrs. Davis responded that a location had not been chosen as there were several factors that needed to be taken into account, but that it would be near the entrance to the boat launch road. Mr. Tucker added that the stage would need to be located near power.

## **EXECUTIVE SESSION**

Mr Tucker requested the Board enter into executive session at 6:05 pm to discuss director/personnel changes.

Discussion took place in regard to a new social chair and a Firewise Committee chair. Also discussed was Ms. Brownings leaving to a new job in Spokane. The following was subsequently presented;

*Mrs. Davis motioned to find a new social chair, and that Donna Manos would become the FireWise Committee chair position and, to create a search committee to find a new Community Manager. Mr. Evans seconded and the motion carried unanimously.*

**With no further discussion the board exited the executive session at 6:38 pm.**

*At 6:39 pm, Mr. Doherty motioned to adjourn the meeting. Mr. Oswald seconded, and the motion carried unanimously.*

Submitted by: Stacey Browning, Acting Secretary