

## **LAKE ENTIAT LODGE ASSOCIATED**

Meeting of the Board of Directors

April 17, 2008

### **Time and Place**

The Directors of Lake Entiat Lodge Associated met on Thursday, April 17, 2008. The meeting was held at Mr. Lungren's office at 12931 NE 126<sup>th</sup> PL, Kirkland, Washington. The meeting was called to order by President Dan Lungren at 4:00 pm.

### **Present**

The following Directors were present: Dan Lungren, Todd Watson, Dan Russell, Hal Sullivan and Greg Zeller. Bryan Wheeler and Brandon Fix join the meeting via a telephone conference call. Michelle Richardson and Alex Osenbach were also in attendance. Mr. Lungren acted as chairman and Alex Osenbach acted as secretary for the meeting.

### **Booth Residence**

The Board was brought up-to-date on the status of the Booth residence and the actions taken by the Association's attorney on this matter. Following discussion and a motion duly made and seconded the following resolution was unanimously adopted, motion by Sullivan seconded by Wheeler.

Resolved that, the Board ratifies and approved the president's action in authorizing the Association's attorney to proceed with the preparation and filing of a complaint which would require that the Booth residence be brought into compliance with the CC&Rs.

It is estimated that the cost to prepare the complaint will be approximately \$2,000 and should we be required to proceed beyond that we can expect our costs to go up, how much is uncertain at this time.

### **Approve Meeting Minutes**

The Board reviewed the minutes of the March 13, 2008 meeting of the Directors. Following a motion by Todd Watson and seconded by Greg Zeller, the minutes were approved as submitted.

### **Financial Review**

The Board reviewed the March 31, 2008 financial statement, which reflects a year-to-date operating surplus of \$9,389. Provision for uncollectible fees was high at \$9,390. This amount represents members whose fees exceed two quarters. Normally, a portion of this amount is paid prior to the annual meeting. Liens will be filed on those members who are not current following the annual meeting.

As part of the Fund balance review, it was noted that Pipkin's note balance, after the April payment, was \$119,288. The board discussed the fund balance estimates after the April second quarter provision to determine what funds are available for this year's projects.

The Board was provided with a copy of the 2007 Audit prepared by Joseph H. Vandal, CPA.

### **Shoreline Update/Budget/Financing/Assessments**

Mr. Lungren reported on the status and discussed with the Board the decision needed on the holding pond located just west of the boat trailer parking area. The dredging material from the boat launch lagoon was previously moved to Ross's to make room for the dredging material from the up-river lagoon. The up-river lagoon dredging material in the holding area now needs to either be, moved, graded or a combination of both. It is a requirement of the permit and the County is holding funds to ensure that the holding area has erosion control, some type of hydro seed that is irrigated. The cost to grade what is there is \$3,500, to remove all the material is \$37,000, therefore it could be expect to be somewhere in the middle if a combination of grading and removal is approved.

It was determined to add this dirt removal to the shoreline budget.

### **2008 Rental Planning – Proposed Covenant Amendment**

The Board was provided with a draft copy of the proposed covenant change which would place restrictions on short-term rentals. After discussion the Board agreed on several modifications which will be incorporated into the final draft. The draft will be available for discuss at the annual meeting.

The Board also discussed the amount of the fee that they would recommend to the members for approval for short-term rentals. After discussion the Board agreed on setting the fee at \$500 annually and must be paid at the time the "Declaration of Rental Form" is submitted in order to be included in the annual lottery. The dollar figure is based on renter use of community property and the administration of documentation provided to the association.

Mr. Sullivan left the meeting at 6:00 pm

### **Dumping on Community Property**

It has been reported that several owners are dumping their lawn clippings in/on community property. If you are one of these owners who are adjacent to the community property you are asked to stop doing so. Individual notice will be

provided to these owners. Members should know that they can dump grass and lawn clippings on the Ross property. Access is via Lake View Ave.

### **Future Planning**

The Board was provided with a draft of the future planning timeline that several Board members worked on over the past month. The majority of elements in this plan are based upon the input of the membership in the survey. The Board discussed the options and the timing of the projects and reconciled the available funds with the projected costs and timing. Revisions were proposed and Mr. Lungren would update the schedule and email it to the Board by Monday. (note: It was actually completed on Friday).

Items unanimously approved following a motion duly made and seconded were:

1. Motion by Wheeler seconded by Fix.

Resolved that; the Association proceed with the installation of a vinyl fence along the east side of the pool to comply with the new state code. In addition, the modifications to the doors to meet code were approved.

2. Motion by Fix seconded by Watson.

Resolved that; \$3,000 is allocated to the purchase of furnishings, desk, file cabinet, printer and computer as discussed at the meeting.

The Board also discussed the manner in which this topic would be addressed at the annual meeting. Also discussed were the options of funding these special projects as well as the funding that will be necessary to complete the shoreline project.

### **Water Consumption**

Mr. Osenbach reported to the Board on the difficulties that the staff were experiencing related to the operation of the meter reading instrument. There seems to be a problem with the transmission of the data from the hand held wand to the recording device. The representatives from Neptune were on site and have taken the equipment back to their offices to see if it could be repaired. There have been several equipment upgrades since we purchased the equipment and we may not be able to get it repaired. A replacement will cost approximately \$6,000 including a upgrade to the software to get the recorder to operate with the billing software.

### **Boat Storage**

The Board discussed the arrangement between the Association and Otto Ross regarding the storage for members who are within the three year camping covenant. The Board agreed that the Association could reduce the 20 reserved spaces to 15 for the 2008/2009 season. It was also noted that the monthly cost was probably going to increase this year.

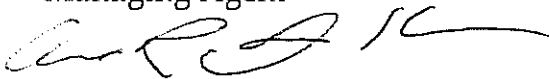
### Owner Correspondence

The Board was provided with copies of correspondence from Lewis Barnowski. No action was taken at this time. His letter will be held until the rules committee meets.

### Adjournment

There being no further business to come before the Board, the meeting was adjourned at 8:00 pm.

Submitted by  
Alex R. Osenbach  
Managing Agent

A handwritten signature in black ink, appearing to read 'A. R. Osenbach', written in a cursive style.