

Lake Entiat Lodge Associated
Meeting of the Board of Directors
July 3, 2010

TIME & PLACE

There was a meeting of the Board of Directors of the Lake Entiat Lodge Associated at 10:15 a.m. on July 3, 2010. The meeting was held at the Clubhouse in Sun Cove, in Orondo Washington.

PRESENT

The following Board Members were present for the meeting: Greg Zeller, Brandon Fix, Margaux Mason, Scott Blair, Treasurer Kevin Kalberg, Todd Watson and Don Sass. Dan Lungren was present via conference call. Representing Wapato Point Management Company, were Ken Flynn and Grace McClellan. President, Brandon Fix opened the meeting and Ken Flynn acted as Secretary.

ACCEPTANCE OF May 29, 2010 BOARD MINUTES

After a motion duly made by Margaux Mason to accept the minutes as presented, an addition was made to the minutes by Don Sass and seconded by Scott Blair to state that: Dan Lungren will serve as Board liaison to the ACC committee with Nick Nelson and Bryan Wheeler as committee members. Margaux Mason is now chair of Facilities all approved.

FINANCIAL STATEMENT REVIEW

Association Treasurer Kevin Kalberg reviewed the May 2010 financials with the Board of Directors. The Association has \$200,000 more cash on hand as compared to last year during the same time frame. Association receivables are down to \$30,000 and comprise mainly of five individual owner account balances. Year to date net operating revenue is \$29,720 greater than the expected budget and \$30,459 greater than compared to the same time last year. Year to date expenses are \$515 under our expected budget for this year. Overall the Association has a net operating income of \$38,452 as compared to an expected budget amount of \$8,656.

Kevin Kalberg stated that five owners of lots went to collections and account for \$30,000 of the receivables. Mr. Kalberg continued stating that four owners are making payments according to their payment plan. Kevin asked if Alex Osenbach could look into filing personal judgments on two of the owners because they are recorded under an LLC. Kevin also asked if Management Company staff could see if we can get a personal guarantee to collect on these balances.

Kevin Kalberg then addressed the issue of the assessment payments, which are due on July 1st. Mr. Kalberg explained that next year the grace period will be reduced from 30 days to 15 days. Kevin asked that all owners please continue to send checks to the address listed on the coupon. Mr. Kalberg asked Ken Flynn to review with Alex Osenbach when the deposits are made. An owner stated that checks that he had written for the assessment fees sometimes did not clear for 30 days after they were sent in.

COMMITTEE REPORTS

Social –Margaux Mason reviewed the social agenda for July 4th. Ms. Mason went over the parade route and festivity schedule. An owner asked about the radio advertisement put out by the Cider Works concerning the concert and the fireworks. The concern was that non community residents would be coming to the fireworks show. It was stated that security would be manning the guard shack. Josey would need to deny access and turn those vehicles around who do not have Sun Cove stickers on them. Ms. Mason reported on the golf tournament that was held. She stated that nine foursomes played at Desert Canyon and that it was well received.

Alzira Zollo stated that the Community will be holding a wine tasting event which is scheduled for November 13th and that the Association will be accepting donations for this event. Discussion then ensued concerning communication of what the donations go towards. Ms. Mason felt that better communication will need to be given to all owners that explain the money collected at that event goes towards next year's same event.

Don Sass agreed to become the new Board Liaison to the Social committee since Margaux Mason is liaison to the facilities/personnel committee.

Communications - Brandon Fix stated that the e-mail lists have grown to over 300. The newsletter will also be highlighting certain recaps of important issues within the minutes for the monthly newsletter. Logging onto the website has created some challenges for those who are not internet savvy. We are working hard to make it more users friendly. Brandon also stated that the directory is almost up to date and near completion.

Long Term Planning and Capital Improvements – Greg Zeller reviewed the Community conceptual plans for the proposed walking trails. Greg stated that the committee has reviewed the trail plan. They recommend that it be divided into four phases because of the negotiation with other owners and the county concerning Land “use” rights and ownership. Owners voiced their concerns regarding the expenditure for this project. An owner asked why the trails need to be specifically asphalt. Mr. Zeller reviewed the Community survey results with those present and explained how the committee came to the recommendation as presented. Greg stated that the committee could go back and ask for a map that included the “G” line as well as alternatives of materials instead of asphalt. The trail is dictated by the “G” line per environmental regulations. The Committee is reviewing the entire community plan and is getting a “hard” cost on the proposed work that is to be completed.

The Boat/Dock lighting will be located up river and down river lagoons and at both launches. The committee is getting a detailed written scope of work in order to bid the cost for replacing and enhancing pool deck lighting. The work to be performed will include adding three lights and replacing the four already around the pool deck area.

Ken Flynn asked that the Board to consider that the 2011 budget provide for additional security during daylight hours from memorial weekend through Labor Day weekend. Owners responded by asking that staff fine those individuals who have violated the rules and regulations as adopted.

Greg Zeller continued stating that cost of the reserve replacement is being done for the trash compactor and pad. Some owners asked if a fitness center and hot tub or spa can be considered in the long term planning. Another suggestion was to consider a lodge facility to be located by the boat dock. Treasurer Kevin Kalberg noted that it is important to identify wants for the community versus needs.

Rules – Todd Watson read the proposed edits of the rules that Grace put together for the Board to review. He stated that the fueling or refueling of watercraft is an issue that needs to be addressed and educating owners and guests of the procedures are essential. Mr. Watson also mentioned that the signage program is being developed by Grace. Mr. Watson continued stating that the lanyard line has been placed in the far right hand lagoon for jet skis. There is a need for a sign to educate owners where to secure their jet skis.

Christy Moscovitz asked the Board of Directors to consider making one of the peninsula's parks as a “no leash” park. Brandon Fix stated that the board will look into it.

OLD BUSINESS

Tree Height Restriction – Ken Flynn reviewed correspondence that occurred with the owners of Lot 42 on block 7. Mr. Scott Wehmeyer was present and introduced himself to the Board. Scott then assured the members that he had trimmed the trees in question. Ken Flynn then reviewed with the Board the other issue concerning the grandfathered tree inventory records. Ken provided pictures to the Board via email that clearly shows that the three trees

grandfathered in are actually four. They are planted so close together that two trunks have grown side by side and were probably miscounted when the tree inventory was originally taken.

After a motion duly made by Brandon Fix and seconded by Scott Blair, The grandfathered tress are to be restated on Block 7 lot42 as four instead of three. All approved.

Shoreline Mitigation Update – Dan Lungren stated that the permits are intact and that we are awaiting approval from the Army Corps of Engineers. Dan reported that Alex Osenbach is looking into getting funds set aside as bond for the work performed to be released from the county. Mr. Lungren stated that the issue should be resolved by the end of the summer.

Golf Cart Zone Update - Margaux Mason reported to the Board on the AD-HOC Committee met and agreed on proposed rules and regulations to be sent to the Rules committee chair for review. Margaux explained that she did talk to the commissioners last week and they stated that the law was going to be reviewed and cleaned up. Ms. Mason wants to have the rules and regulations reviewed by the rules committee for their recommendations before it goes to the Board of Directors for final approval.

Recycling Program Update – Margaux stated that the recycling trailer will be ready within 2 weeks. The weight of the trailer loaded will be 6000 lbs. The recycling will **NOT** take glass or plastic but will take corrugated cardboard, chip board and aluminum.

OTHER

Fiber Optic Line Installation - Currently there is a hold on any fiber optic that was scheduled to be installed by the county after July 15th for one year due to budgetary issues.

It was recommended that computer backup be done on all important electronic association information held on the server.

NEXT BOARD MEETING

The next meeting of the Board of Directors is scheduled for Saturday July 31st at 10:30am.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 1:05pm.

Submitted by:

Ken Flynn
Acting Secretary