

**Meeting of the Board of Directors  
Lake Entiat Lodge Associated  
November 16, 2022**

**TIME AND PLACE**

The Board of Directors of Lake Entiat Lodge, Associated, met on Wednesday, November 16, 2022. The meeting was held remotely via Zoom and called to order at 4:01 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 7 association members were also in attendance.

**MEETING MINUTES REVIEW**

Mr. Tucker acknowledged that the board meeting minutes from October 19, 2022, meeting had already been approved via email and distributed.

**MEMBER CORRESPONDENCE**

Mr. Tucker shared that a member sent correspondence requesting that a fine for a compactor violation be waived. After review, the Board decided that the fine would stand.

**FINANCIAL**

Mr. Russell reported that year to date, through October, the budget was underspent by approximately \$2000. He added that there was only one outstanding dues payment, which Ms. Browning confirmed was being paid that day. Other than that, there was \$383 in delinquency.

Mr. Russell presented the final draft of the 2023 budget. He explained that although there was a 9% increase in operating expenses, there would only be a 3.7% or \$73 annual increase for the membership to cover the consumer price increase and resulting operating anticipated 2023 expenditures. Discussion took place regarding garbage expense increases with no plan at this time to change the associations recycle, compactor and yard waste program. With no further discussion the following motion was made;

***Mr. Doherty motioned to approve the budget. Mrs. Manos seconded, and the motion was approved unanimously.***

**OLD BUSINESS**

**Upcoming Meeting Schedule**

Mr. Tucker announced that the Special Membership Meeting would be on December 3<sup>rd</sup> at 9 AM and that Budget Ratification Meeting and next Board Meeting would be on January 18<sup>th</sup>. He added that a date for the 2023 Annual Meeting needed to be decided upon and suggested April 29<sup>th</sup> or 22<sup>nd</sup> as an alternative. The topic was tabled while researching an available location

Mr. Tucker presented a draft of the Special Membership Meeting notice and the Budget Ratification Meeting notice. Mr. Doherty requested that a dog park be added to the agenda as an item for membership vote. After discussion and review of the recent survey results, the Board decided to wait on presenting a dog park to the membership for a vote.

***Mrs. Manos motioned to approve the Special Membership Meeting notice. Mr. Evans seconded. The motion was approved with Mr. Doherty opposing.***

***Mr. Dibble motioned to approve the Budget Ratification Meeting notice. Mrs. Davis seconded, and the motion was approved unanimously.***

### **2<sup>nd</sup> Member Survey Results/Special Member Meeting Special Capital Projects Vote**

Mrs. Davis noted that the pricing on the items up for vote are estimates, not exact numbers. The items up for vote were what was popular in the survey . Those items are a stage, an electronic security arm/additional lane to the road to the boat launch, and a new maintenance shop/shed. These items will be discussed and voted on at the special December membership meeting to allow continued planning and possible spring installation. The Long-Range Planning Committee is researching the other popular items in the survey for possible review/vote at the April 2023 annual meeting.

### **Membership Covenant Variance Vote Result**

Mr. Tucker announced that the variance vote for the selling of a portion of the commercial lot to an adjoining member had passed. Ms. Browning added that it passed on October 31<sup>st</sup> with 222 votes in favor and 15 not in favor.

## **NEW BUSINESS**

### **Short-Term Rental Lottery Results**

Mr. Tucker reported that the short-term rental lottery was held on November 15,2022 for 2023. All 14 slots were filled with 11 members on the waitlist. Ms. Browning presented the short-term rental lottery minutes for inclusion with the results.

***Mr. Tucker motioned to approve the minutes. Mr. Dibble seconded, and the motion passed unanimously.***

### **Douglas County Fire Department Recommendation for Clubhouse Emergency Access**

Mr. Tucker reminded everyone that at the last meeting, a member requested better ADA access to the swimming pool and that another member (who works with the Douglas County Fire Department) added that the fire department did not have emergency access to the pool. With the fire department's recommendation, Ms. Browning stated that she had already gotten lock boxes for the fire department to use to access the pool. She added that she was hesitant to provide access to members as they would have access to the pool after hours. Mr. Evans suggested putting a keycard lock on the pool gate door. The topic was tabled for research.

### **David Dufenhorst's Offer to Provide a Q and A Session in a Future Meeting**

Mr. Tucker shared that commercial lot member, and Rocky Pond developer, David Dufenhorst offered to provide a Q&A session regarding the Rocky Pond development at a future meeting. The Board decided to hold a forum for the Q&A session, and the topic was tabled for the details to be reviewed.

### **Rocky Pond Member Concerns**

Mr. Tucker announced that the county was holding a hearing the following day, 11/17/2022 regarding the Rocky Pond planned development. As members voiced concerns about the development, Mr. Tucker suggested sending the attorney to the hearing to address the Community's concerns.

*Mr. Doherty motioned to approve sending the attorney to the hearing. Mrs. Manos seconded, and the motion passed unanimously.*

### **Annual Meeting Location**

Mr. Tucker reported three potential locations for the 2023 Annual Meeting: The Orondo School, the Wenatchee Convention Center, and the Waterville Community Hall. The Board gave Ms. Browning direction to look into these locations.

## **COMMITTEE REPORTS**

### **Architectural Review**

Ms. Browning presented the latest Building Update. She explained that one member had finished their construction, another member was close to finishing, and all the construction projects were on track.

### **Long-Range Planning**

Mrs. Davis stated that there was nothing to add that had not been previously discussed, regarding the upcoming Dec 3<sup>rd</sup> special membership meeting.

### **Facilities/Maintenance**

Mr. Everly noted that he had transitioned the Water System into Winter use. He added that there was only one high read in the last meter reading and that the member was investigating their property for a leak.

### **Governance**

Mr. Oswald reported that the committee was still working on the dog park and moorage rules, and that they should have something for the Board to review at the next Board Meeting.

### **Social Events/Communications**

Mrs. Manos announced that the Oktoberfest event was a success. She added that the next event would be the Holiday Decorating Potluck on December 3<sup>rd</sup>. Mrs. Manos shared that members wanted to continue doing monthly Sip 'n' Dips throughout the year. Mrs. Manos asked how to proceed with getting a screen and equipment for movie nights. Mr. Tucker answered that if it was not in the social budget, she would need to present it to the Board for approval or possible special capital funding from the membership.

### **MANAGEMENT REPORT**

Ms. Browning reported that the 2023 parking permits would be available for pick-up in the office starting Monday, November 21<sup>st</sup>. She noted that the office would be closed on November 24<sup>th</sup> and 25<sup>th</sup> for Thanksgiving, would close at noon on December 24<sup>th</sup> and would be closed on December 25<sup>th</sup> for Christmas, and would close at noon on December 31<sup>st</sup> and would be closed on January 1<sup>st</sup> for New Year's.

### **MEMBER FORUM**

There was no member feedback.

*At 5:22 pm, Mr. Oswald motioned to adjourn the meeting. Mrs. Davis seconded, and the motion was approved unanimously.*

Submitted by: Stacey Browning, Acting Secretary