

Meeting of the Board of Directors Lake Entiat Lodge Associated

November 3, 2021

TIME AND PLACE

The Board of Directors of Lake Entiat Lodge, Associated, met on Wednesday, November 3, 2021. The meeting was held remotely via Zoom and called to order at 5:01 pm by President Bill Tucker.

PRESENT

The directors present were Bill Tucker, Mark Dibble, Bob Hawk, Chad Evans, Kim Martin, and Colleen Hilton-Americk. Staff members Stacey Browning, Thomas Everly, Lynsey Miller, and nine association members were also in attendance.

MEETING MINUTES REVIEW

Mr. Tucker reminded everyone that per a motion at the previous meeting, the minutes from September 29, 2021, had already been approved via email.

Mr. Hawk motioned to acknowledge the approval of the September 29, 2021, Board Meeting minutes. Mr. Dibble seconded.

FINANCIAL

Ms. Browning shared that \$51,898.36 was spent in September, with overspending of the budget of \$8,455.35. However, year-to-date, the budget was underspent by \$1921.17. Ms. Browning listed the reserve accounts at \$753,129.54 for Major Maintenance, \$230,228.13 for Water System, and \$321,601.58 for Special Capital. She added that the Delinquency total was \$2,524.24, with only nine members in delinquency.

OLD BUSINESS

Upcoming Meeting Schedule

Mr. Tucker reminded everyone that the next Board Meeting would be held on December 8. He suggested holding the January meeting on January 19. The topic was tabled for consideration.

Wildfire Prevention

Mr. Tucker shared that members were still not in compliance with wildfire prevention and that they had already received two letters about it. He asked the directors what the next step should be, and the Board discussed it.

Mr. Hawk motioned to send a third letter, certified, to those who are non-compliant that they will receive a daily fine starting on May 1, 2022. Mrs. Martin seconded, and the motion carried unanimously.

Kyler Kling Commercial Lot

Mr. Tucker shared that legal counsel recommended extending the voting period.

Mrs. Martin motioned to extend the vote until January 15, or an adequate number of votes were received. Mrs. Hilton-Americk and Mr. Evans seconded, and the motion carried unanimously.

2022 Short-Term Rental

Ms. Browning shared that since the number of applicants exceeds the cap, a lottery would be held on November 15 at 10 am in the clubhouse. The lottery would also be broadcast on Zoom. Ms. Browning stated that there were already four volunteers to conduct the lottery and that one more was needed. She added that Mr. Dibble would be the Board representative.

Secretary/Treasurer Vacancy

Mr. Tucker announced that two members volunteered for the open Secretary/Treasurer position, Kevin Kalberg and John Peterson. Both volunteers have experience on the Board.

Mr. Dibble motioned to vote Kevin Kalberg as the temporary Secretary/Treasurer. Mr. Hawk seconded, and the motion carried unanimously.

2022 Budget Planning

Mr. Tucker shared Ms. Browning's draft of the 2022 budget. Mr. Hawk asked if the social budget could be increased to 22,000. After some discussion regarding the assessment, the topic was tabled for the change to be made.

Water Use Documentation

Mr. Tucker reminded everyone of the neighboring property that was connected to the Sun Cove water system. He added that should the connection remain, and it would need a backflow device and a water meter. The Board discussed the need to negotiate with the property owner and for written documentation on the water connection. It was decided that Mr. Tucker would initiate a conversation with the property owner.

COMMITTEE REPORTS

Architectural Review

Mrs. Hilton-Americk shared that the committee was working on a retaining wall situation and that they were still working on a time limit for portable toilets during construction.

Long-Range Planning

Mr. Evans shared the LRP Survey was sent out, and we have received 127 surveys. He added that the committee would put out another post on Facebook and would review the responses.

Facilities/Maintenance.

Dock Update

Mrs. Martin shared that the committee had reached out to the chosen company regarding the new docks' needs and that they were waiting on the final bid. She estimated that the final bid would exceed one million dollars.

Park Restroom Update

Mrs. Martin shared that she had been in contact with Douglas County regarding the permit and that the permit should be received by the end of the week.

Carpet for the Office

Ms. Browning shared that she had contacted three companies, but only two bids had been received. The lowest bid was from Standard Paint & Flooring, who installed the new carpet in the clubhouse. She has moved forward with Standard Paint & Flooring.

Governance

Mr. Dibble presented an updated version of the Rules and Regulations and discussed some changes that were made. The topic was tabled for the changes to be made.

Social Events/Communications

Mr. Hawk shared that the first virtual game night would be held on November 11, with a happy hour starting at 6 pm and the games starting at 6:30 pm. He added that there is a member organized Sip 'n' Dip in the clubhouse on November 16 at 4 pm.

MANAGEMENT REPORT

Parking Permit Procedure

Ms. Browning announced that the annual parking permits would not be mailed out for 2022. Instead, members will pick up and sign for permits in the office. Permits will be available starting on December 15. Ms. Browning shared that boat, PWC, and golf cart permits may go back to being annual in 2023.

Staff Report

Ms. Browning shared that Curtis' last day was October 29 and that Eliseo's last day would be during the week of Thanksgiving. She added that she and Mr. Everly were grateful for all the help and knowledge Curtis and Eliseo provided during the season.

MEMBER FORUM

Patricia Sells shared that she could now receive fire protection through her homeowner's insurance because of our FireWise designation and that other members may want to look into it.

Donna Manos asked about the beehive signage and whether anything had been done with the beehive. Ms. Browning stated that the beehive had been removed and that staff had forgotten to remove the signage.

Donna Manos also asked why the Association wasn't doing any fundraising for expenses. Mr. Hawk stated that the Association was looking at ways to raise funds, such as selling off the old orchard property. Mr. Tucker shared that fundraising had to be done in a certain way as not to violate the Covenants or the non-profit HOA status.

At 6:18 pm, Mr. Hawk motioned to adjourn the meeting. Mrs. Hilton-Americk seconded, and the motion carried unanimously.

Submitted by:

Stacey Browning, Acting Secretary