

## **Meeting of the Board of Directors Lake Entiat Lodge Associated**

July 28, 2021

### **TIME AND PLACE**

The Board of Directors of Lake Entiat Lodge, Associated, met on Wednesday, July 28, 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, Chad Evans, Bob Hawk, Kim Martin, Neil Doherty, and Colleen Hilton-Americk. In addition, Staff members Stacey Browning, Thomas Everly, Lynsey Miller, and five association members were also in attendance.

### **APPROVAL OF MEETING MINUTES**

Mr. Tucker presented the June 21, 2021, Board Meeting Minutes draft for approval.

*Mr. Hawk motioned to approve the June 21, 2021; Board Meeting Minutes as presented. Mr. Dibble seconded, and the motion carried unanimously.*

### **MEMBER CORRESPONDENCE**

Ms. Browning shared that both concerns in the letter from the Richards had been addressed. Only one RV was in violation, and a letter was sent to the owner who moved it. The setback concerns were reviewed by two members of the Architectural Review Committee. Both members confirmed that both properties were in compliance.

### **FINANCIAL REVIEW**

Mr. Anderson announced that the Association was only approximately \$1500 overbudget for the year-to-date. As of July 23, there are only 18 delinquent accounts, with all being less than 30 days late and totaling \$7,692.30. As of June 30, the reserve funds stand at \$700,333.22 in Major Maintenance, \$299,644.39 in Special Capital, and \$219,247.93 in Water System.

Mr. Anderson shared that the state mandate prohibiting the charging of late fees had expired and that a bill was passed for HOAs, regarding Association meeting notices. The bill states that meeting notices must be sent out no less than 14 days and no more than 50 days before the meeting. Our by-laws state no less than 10 days and would have to be updated, or a resolution would have to be passed. The topic was tabled for consideration.

Mr. Anderson added that the audit had been completed with no issues and reminded the Board that all expenditures had to be pre-approved by the Board.

### **OLD BUSINESS**

#### **Upcoming Meeting Schedule**

Mr. Tucker shared three upcoming meeting dates: August 25, September 29, and October 27, all at 5:00 PM. No directors had an issue with the dates, so they were approved to be scheduled.

#### **Long-Term Renter Mooring Privilege**

Mr. Dibble presented the Long-Term Renter Mooring Policy that he had drafted. The topic was tabled for the policy to be added to the Rules and Regulations.

### **Fiber Douglas County PUD**

Ms. Browning will be reaching out to the Douglas County PUD on August 1 to check-in regarding finishing adding fiber to Sun Cove.

### **Policy & Procedures Adoption**

Mr. Tucker presented a draft of a Portable Toilet Removal Resolution. Mrs. Hilton-Americk mentioned that the interior bathrooms are typically not built by the time exterior construction is done. The Association cannot require the removal of portable toilets at the time of exterior completion, as they are still needed.

Mr. Hawk suggested requiring portable toilets to be removed with three to six months after exterior construction completion, with extensions possible. Mr. Tucker noted that portable toilets are also used during the remodeling of homes. The topic was tabled for a rewrite of the resolution.

Mr. Tucker directed the Board to vote on the Policies & Procedures draft he sent out via email.

*Mr. Tucker motioned to accept the Policies & Procedure's draft as written. Mrs. Hilton-Americk seconded, and the motion carried unanimously.*

### **Wildfire Prevention**

Ms. Browning shared that the local fire chief, Jim Oatey, had done a drive-through of Sun Cove and had submitted a report indicating all the places in Sun Cove that needed to be cleared of flammable plants. The report specified ten addresses. The Board decided to have Ms. Browning verify with Jim Oatey what equipment is allowed to remove the plants and then send a letter to the owner at each address.

### **NEW BUSINESS**

#### **Kyler Kling Commercial Lot**

Mr. Kling submitted plans to build boat and RV storage on the commercial lot he owns. The topic was tabled for the Board to review the plans.

#### **Reserve Projects**

There are none currently.

#### **Unauthorized Buoys**

Ms. Browning shared that she had received a complaint that there are unauthorized buoys at the river. She added that she had no record of which buoys were authorized. Mr. Anderson said that the Corp of Engineers is responsible for the authorized buoys. The Board decided that members complaining about unauthorized buoys would be directed to the Corp of Engineers.

### **COMMITTEE REPORTS**

#### **Architectural Review**

Mrs. Hilton-Americk presented a list of the current construction projects in the community. She added that they are updating their construction documents and coordinating with the Governance Committee to update the Construction Rules.

#### **Long-Range Planning**

Mr. Evans shared that the Long-Range Planning Committee held a meeting July 24 and is developing a survey for the membership to gauge members' desires for the community.

## **Facilities/Maintenance**

### Dock Update

Mrs. Martin announced that the Facilities and Maintenance Committee had received two bids for the docks. The first bid was from a company in the Seattle area. The second bid was from a local company.

The Committee was leaning toward the local company, as their designs were better, and the price was over \$100,000 less than the other bid. The designs included increased moorage slips in the middle marina and replacing the docks in the upriver marina with jet ski moorage and a kayak/paddleboard launcher.

The topic was tabled until the Facilities and Maintenance Committee could get updated drawings of the docks for the local bid.

### Park Restroom Update

Mrs. Martin announced that the permit for the septic system had been approved, and the Facilities and Maintenance Committee was waiting on bids for that. They are also waiting on another permit from the county.

## **Governance**

Mr. Dibble shared that the Governance Committee is updating the rules and is coordinating with the Architectural Review Committee to update the Construction Rules.

Ms. Browning directed the Board to vote on the updated Short-Term Rental Rules. Mr. Hawk presented the updated rules and explained the updates.

***Mr. Hawk motioned to approve the updated Short-Term Rental Rules as presented, with the addition regarding no advertising above occupancy limits or a \$500 fine. Mr. Tucker seconded, and the motion carried with Mr. Doherty voting against the rule changes.***

## **Social Events/Communications**

Mr. Hawk announced that the 4<sup>th</sup> of July was a big success. Both the concert and parade were popular, and the truck was filled with donations for the Chelan Food Bank.

Upcoming events include the Back to School backpack donations during the month of August. Over Labor Day weekend, there will be a Chili Cook-Off on September 4 and a member-sponsored concert, both on the 4<sup>th</sup>. Lastly, there will be an Oktoberfest event, the date to be determined.

## **MANAGEMENT REPORT**

### **Staff Update**

Ms. Browning shared that Facilities and Maintenance staff have been working hard, setting up for the 4<sup>th</sup> of July and then cleaning afterward. A leak was found in the pool and fixed. Due to the shortage of chlorine, we are purchasing extra, when possible, as it is needed for both the pool and the drinking water.

### **4th of July Recap**

Ms. Browning echoed what Mr. Hawk said regarding the success of the 4<sup>th</sup> of July. She added that five new members had joined Sun Cove, many permits had been sold, and she had received minimal complaints. The permit check system was also a success, with few issues.

### **Reported Concerns of Motored Scooters and Golf Carts**

Ms. Browning shared that several members have reported concerns regarding children speeding on motorized scooters with no helmets, people speeding in golf carts, and people driving golf carts at night with no lights.

### **Paddleboards and Kayaks Left at Beach**

Ms. Browning noted that many paddleboards and kayaks had been left at the beach. She added that a member suggested getting a stand for members to store their paddleboards and kayaks on.

### **Vacation Bible School**

Ms. Browning announced that the vacation bible school event had been canceled.

### **Water Line Discovery Up by Monuments**

Ms. Browning shared that a water line was discovered by the monument signs used for watering land outside of the community. In addition, the water line had no water meter. Mr. Everly added that there was a backflow device.

Nick Nelson explained that a past Board had permitted the water line, for the owner of the roadside property, to water some plants on the roadside outside of the community. It was permitted because of member complaints regarding the roadside appearance and to give back to the owner of the property for sharing his property with the community.

After brief discussion, the topic was tabled for research and consideration.

## **MEMBER FORUM**

Member, Donna Manos, asked how members could go about getting funds for small amenities. Mr. Tucker explained the process, that members must go through the Long-Range Planning committee, to have the item voted on by the membership before it can be paid from the Special Capital fund.

Mrs. Manos also asked how to go about getting the lights on the docks fixed. Mr. Tucker explained that she would have to go through the Facilities & Maintenance Committee.

***At 7:26 PM, Mrs. Hilton-Americk motioned to adjourn the meeting. Mr. Evans seconded, and the motion carried unanimously.***

Submitted by:  
Stacey Browning, Acting Secretary