

Lake Entiat Lodge Associated
Meeting of the Board of Directors
March 4, 1998

Time and Place

The Directors of Lake Entiat Lodge Associated met on Wednesday, March 4, 1998. The meeting was held at the Brown Bag Café, 12217 NE 116th, Kirkland, Washington. The meeting was called to order at 11:34am.

Present

The following Directors were present at the start of the meeting: Dan Russell, John Mitchell, Lynn Rehn, Skip Holman, Nick Nelson, Pete Bova, Marcia Kindig and J. Anderson (the Treasurer). Also present was Alex Osenbach of Schuchart Services, Inc. and Steve Fink the Managing Agent. Mr. Russell, the President, opened the meeting, and Mr. Fink acted as Secretary.

Approval of Minutes

The minutes of the January 29, 1998 meeting of the Directors were reviewed. After discussion and a motion duly made and seconded, the minutes were approved as submitted.

Financial Statement Review

Mr. Anderson presented the Financial Report for the period ending December 31, 1997. Mr. Anderson also reported on the progress of obtaining a line of credit for the Association with no collateral or fees. The lender Que Bank or Que Point Mortgage has the Association Financial Statements and the member's payment history for evaluation. We should be hearing shortly as to their willingness to establish a credit line.

Lynn Rehn left the meeting at 1:00 PM.

Water System Update

Mr. Mitchell reported on the cost expended on the water system and the status of the new well. The report consisted of a review of the prior water system improvement as well as estimated cost of future improvements. The new 12" well is on schedule and the connection construction contract is out for bid now. It is expected that placement of the pump and the connection to the pump house will be done in April. Until the bids are received we can not determine the total cost of the well installation. The request for moving and increasing the water rights has been submitted to the Department of Ecology.

As a requirement of the Department of Health it is necessary to file in Douglas County a Declaration of Covenant as part of the new well approval. Therefor after a motion duly made and seconded the following resolution was unanimously adopted and the President, Dan Russell, was authorized to sign the required forms for recording.

Resolved that: Lake Entiat Lodge Associated agrees and covenants that said Association and its heirs, successors and assigns will not construct, maintain or suffer to be constructed or maintain upon said land of the Association and within 100' of the well of the Association, so long as the same is operated to furnish water for public consumption, any potential source of contamination, such as cesspools, sewers, privies, septic tanks, drainfields, manure piles, garbage of any kind or description, barns, chicken houses, rabbit hutches, pigpens, or other enclosures or structures for the keeping or maintenance of fowl or animals, or storage of liquid or dry chemicals, herbicides or insecticides. These covenants shall run with the land and shall be binding on all parties having or acquiring any right, title or interest in the land, described herein or any part thereof, and shall insure to the benefit of each owner thereof.

Compactor Update

Mr. Fink reported that the Association received on March 3, 1998 from Randy Phillips, Chelan Douglas County Health Department, reply to the associations submitted request for a Leachate disposal system at the compactor site. The county is requiring that the design appears to be acceptable but must be designed and signed by a licensed engineer. The estimated cost for the engineer to do this work is \$1,000. The Board after discussion authorized the Managing Agent to proceed with installation of the disposal system by providing an engineering signed drawing to the county.

Rule Enforcement

Distributed to the Board was Mr. Rovig's letter on rule enforcement. Also distributed was a draft rule enforcement proposal for consideration based on the items contained in Mr Rovig's letter. The Board reviewed the Rule Enforcement Policy as presented and discussion followed. Following a motion duly made and seconded the following resolution was unanimously adopted.

Resolved That: The Rule Enforcement Policy as presented at this meeting is adopted as written, a copy of which is directed to be attached to these minutes and distributed with the minutes to the members.

Rule Enforcement Procedure

March 4, 1998

1. The Board of Directors urges all owners to make every attempt to solve problems themselves before using these procedures. The Board of Directors will only take action on written complaints received from owners in the Association.
2. Should an attempt to resolve the complaint themselves not be successful the owner should then file the complaint with the Grievance Committee. If not resolved there, a written complaint should be sent to the Board of Directors.
3. Any owner has the right to a hearing before the Board of Directors at a reasonable time during the enforcement process.

4. Any owner must write a letter to the Board of Directors, giving a full, detailed account of the problem, including who, what, when and where.

4.1. In a bona fide emergency, the board will accept a phone call, with written complaint to follow.

4.2. Any owner filing a complaint must identify themselves.

4.3. Any owner still has the right to file a complaint with the police or other civil authority.

5. If the original problem persists, the owner may file additional complaints in writing with the Board of Directors.

6. The Board of Directors within 10 working days of receipt of the complaint, will mail to the owner in violation a notification letter stating the nature of the complaint and the penalty, if any.

6.1. The name and lot number of the person filing the complaint will not be released except to the Board of Directors.

6.2. Copies of the notification letter will be mailed to the Board of Directors, to the person making the complaint, and to the lot owner in question.

6.3. The violation must cease or be corrected immediately, unless otherwise specified in the notice.

7. Owners in violation of the Bylaws, Declaration, or Rules and Regulations adopted by the Board shall be subject to the following procedures to enforce compliance.

7.1. First Notice of Violation: Written warning for first violation, specifying time to come into compliance.

7.2. Second Notice of Violation: Written notification of fine, plus costs, specifying time to come into compliance sent via certified mail in 30 days after mailing of first notice.

7.3. Third Notice of Violation: Written notification of doubling of fine, plus costs, and date set for sanction hearing sent via certified mail in 60 days after mailing of the first notice.

8. Any fine imposed shall be paid within 15 days of notice of the imposition of the same, and if not so paid will be assessed to the lot. If not paid in 30 days the owner will be charged interest at 12% per annum. If not paid in 60 days the account will be turned over for collections.

9. All expenses and costs incurred by the Association or the Board of Directors, including all legal and collection costs, will be specifically assessed to the lot owner in violation

10. The Board of Directors reserves the right to reject any complaint if:

10.1. It is of a frivolous nature.

10.2. It is intended to be harassment.

10.3. It is vague and lacking in necessary concrete detail.

The Rule Enforcement Policy provides for a fine schedule for violations. The adopted fine schedule as discussed and approved at this meeting is as follows: \$50 fine for any violation of the Associations Rules and Regulations, \$300 fine for disposal of non household garbage at the dumpster, and a \$25 dollar per day fine for violation of the Association Covenants until corrected.

Annual Meeting

Mr. Russell distributed a draft of the agenda for the annual meeting, The Board members made some suggestions on the order of the agenda items. No items were added to the agenda. Mr. Russell will discuss with those Board members having a presentation at the meeting the detail to be included in the presentation at a later date.

Other Items

Mr. Fink reported that the boat launch area has been leveled this past week and boat trailers should not be dropping off the end of the concrete ramps.

Next Meeting

The next Board Meeting is scheduled for April 8, 1998, at 11:30AM.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 2:00PM

Respectfully submitted,



Steve Fink
Acting Secretary

Correct:

Dan Russell
President