

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

April 21st, 2021

**TIME AND PLACE**

The Board of Directors of Lake Entiat Lodge, Associated, met on Wednesday, April 21st, 2021. The meeting was held remotely via Zoom and called to order at 5:02 pm by President Bill Tucker.

**PRESENT**

Directors present were Bill Tucker, Neil Doherty, Dan Russell, John Peterson, Chad Evans, Bob Hawk, and Kim Martin. Eight association members and staff Stacey Browning, Thomas Everly, and Lynsey Miller were also in attendance.

**APPROVAL OF MEETING MINUTES**

Mr. Tucker presented the 2021 Budget Ratification Meeting Minutes and the March 24th, 2021 Board Meeting Minutes draft for approval.

*Mr. Peterson motioned to approve the 2021 Budget Ratification Meeting Minutes as presented. Mrs. Martin seconded, and the motion carried unanimously.*

*Mr. Peterson motioned to approve the March 24th, 2021 Board Meeting Minutes as presented. Mr. Hawk seconded, and the motion carried unanimously.*

**FINANCIAL REVIEW**

Ms. Browning announced that the Association's monthly budget was over by \$2200, and the year-to-date budget was over \$4,950. The overages are due to real estate tax being billed earlier than expected and ground supplies being allocated for later than when needed. She explained that the budget will level out in the next couple of months.

Mr. Doherty asked about delinquencies, as the 2<sup>nd</sup> quarter had just begun. Mrs. Browning shared that just over \$20,700 was owed to the Association from delinquent members.

**OLD BUSINESS**

**Upcoming Meeting Schedule**

Mr. Tucker reminded everyone that the next Board Meetings would be on May 19<sup>th</sup> at 5 pm. He suggested that the June Board Meeting be held on either the 16<sup>th</sup> or the 23<sup>rd</sup>. The scheduling was tabled for consideration.

**COVID-19 Emergency Proclamation Response**

**Changes to HOA Restrictions**

Mr. Tucker announced that HOAs are still not allowed to enforce late fees for assessment payments but are now allowed to enforce fines and fees for violations to CC&Rs.

**County Status Update**

Mr. Tucker shared that the county is still in phase 3 and should it be reverted to phase 2, an in-person Annual Meeting could still be held. The Board will continue moving forward with the Annual Meeting plans.

### Clubhouse & Pool Reopening

Ms. Browning announced to reopen the Clubhouse it may require additional staff due to mandated government protocols. The Board and Ms. Browning discussed different options and after some discussion, the topic was tabled for further discovery and consideration.

Mrs. Browning added that she is planning to open the pool the weekend of May 21<sup>st</sup> and that Mrs. Miller had found a way to do the reservations directly on the website.

### **2021 Annual Membership Meeting Planning**

Ms. Browning announced that the 2021 Annual Membership Meeting was scheduled for 9 am on Saturday, May 15<sup>th</sup>. She added that the meeting would take place in the Orchard Hall, on the lower level, at the Wenatchee Convention Center.

Ms. Browning shared that Bill Tucker, Neil Doherty, and John Peterson were running for re-election. She added that members Mark Dibble, Colleen Hilton-Americk, and Nick Nelson were also running in the election.

### **Short-Term Rental Rules & Requirements**

Mr. Evans presented his and Ms. Browning's draft of an updated version of the Short-Term Rental Rules & Requirements. The updates were made as per the suggestions at the March 24<sup>th</sup> Board Meeting. After some discussion and some suggestions from Mr. Hawk,

*Mr. Hawk motioned to approve the Short-Term Rental Rules & Requirements with his suggestions, not including his suggestion to increase the amount of the fine for advertising a property for rent without approval. Mr. Russell seconded, and the motion carried with only Mr. Doherty abstaining.*

### **NEW BUSINESS**

#### **Upriver Development Impact Planning**

Ms. Browning shared that she has already started increased patrolling of community property parking areas and the docks. She added that she was looking into contracting with a towing company and new signage. The signage would say that the community was private and that permits were required.

Mr. Tucker prompted the Board to consider the option of gating the community, preferably at the end of Beach Dr between the courts and the shop. Gating at the monuments would entail privatizing all the Douglas County owner roads in the community. After brief discussion, the topic was tabled for consideration.

#### **RV Camping/Portable Toilets During Construction**

Mr. Evans shared that a member had been found to be camping on their non-camping lot, with a portable toilet, while finishing up the internal construction of their house. He added that Covenants only had a time limit on the external construction of a house and that covenant regarding camping and porta-potties during construction did not specify external or internal construction. Mr. Evans suggested updating the Construction Rules to include a limit on camping and portable toilet usage during construction. The rest of the Board agreed, and Mr. Evans was tasked with drafting an updated version of the Construction Rules.

### **COMMITTEE REPORTS**

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

##### Survey

Mr. Peterson is still in the process of updating the first draft of the survey, so the topic was tabled until the next meeting.

### Bathroom in the Park

Mr. Peterson asked if the park bathroom project could go up for vote at the Annual Meeting, even though the project was delayed due to the fluctuating cost of materials. Mr. Doherty said he didn't see an issue with it, as long as the requested funding was phrased as "not to exceed" and the amount was enough to cover the project's cost.

***Mr. Peterson motioned to have the park restrooms project go up for vote at the 2021 Annual Membership Meeting, not to exceed \$85,000. Mr. Russell seconded, and the motion carried unanimously.***

### **Facilities/Maintenance**

#### Dock Updates

Mrs. Martin shared that the plans and bids for the docks had been delayed, as the lagoons were a lot shallower than the builders had thought. She added that the bids and plans would be coming in by the end of the month. Mrs. Martin stated that the docks could not be increased in size and that new pilings would be installed. Mr. Russell noted that replacing the pilings would probably affect the price of the permitting. Mrs. Martin confirmed.

#### Mule Replacement

Mrs. Martin announced that the Association mule was 14 years old and in need of replacing. She added that a new mule of the same brand would not be available until the Fall and that a new mule of a different brand was slightly more expensive. Mrs. Martin shared that she had received two bids; the favored bid was for a Kubota side by side at just under \$11,500. She added that the pricing did not include a warranty, which would be an additional \$350 to \$600. Mr. Russell suggested asking the vendor if the warranty could be purchased later. After brief discussion,

***Mrs. Martin motioned to purchase the Kubota side by side, not to exceed \$11,500. Mr. Peterson seconded, and the motion carried unanimously.***

### **Rules & Regulations**

Mr. Evans shared that he was still drafting an updated version of the Rules & Regulations.

### **Social Events/Communications**

Mr. Hawk reminded everyone that the annual pancake breakfast would be held at 9 am on May 16<sup>th</sup> and that it would be in a drive-through format with individually packaged food. He also reiterated that the annual Community Yard Sale would be held on May 29<sup>th</sup>. Mr. Hawk added that the Aaron Crawford concert, parade, and fireworks show were still being planned for the 4<sup>th</sup> of July. The barbecue was unlikely unless members brought their own food and drink.

Mr. Hawk announced that he restarted the Social Committee, which had its first meeting on April 20<sup>th</sup>. He added that the committee had already generated many ideas for social events and would be meeting again soon to discuss them.

Mr. Hawk suggested the association purchase a couple of Corn Hole set for members to check out for events in the park.

### **MANAGEMENT REPORT**

#### **2021 Firewise/Yard Waste/Recycle Plan**

Ms. Browning announced that Firewise started earlier in the day. She added that Douglas County had been emptying the recycling within a day or two after we reported it as being full.

### **Meter Reading Software**

Ms. Browning shared that, after conferring with Mr. Anderson, the meter reading database had been restarted. The staff had to retrieve some data from a couple of meters and then read the meters twice to determine if restarting the database works.

### **Backflow Testing**

Ms. Browning stated that, after going out for bids for a backflow tester, H2O Connections NW had been contracted with. She added that Mrs. Miller had already sent out a notice to the membership and that testing would start mid-May.

### **Unauthorized Rock & Dirt Dumping**

Ms. Browning reported that rocks and dirt had been found to have been dumped at 801 W Emerson Drive without the property owner's consent. Furthermore, the water vault for the property could not be located and was thought to be underneath the rocks and dirt. She asked the Board how to proceed with the removal of the rocks to locate the vault. After brief discussion, the Board advised her to start by attempting to locate the guilty party.

### **Milfoil Treatment**

Ms. Browning presented research on treatment options for the milfoil in the lagoons and at the beaches. After brief discussion, the Board decided that the milfoil was not a big issue. The topic was tabled until the time milfoil became a big issue, if ever.

### **Staff Update**

Ms. Browning announced that Curtis had been rehired as a seasonal grounds employee and began working on April 1<sup>st</sup>. She added that Luis Ramirez had been rehired as the Pool Monitor for the season and would begin working in mid-May. Ms. Browning shared that she was in the process of hiring for Safety Services.

### **March Clubhouse Trespassing Incident**

Ms. Browning reminded the Board of the Clubhouse trespassing incident that occurred earlier in the year. She asked the Board how to proceed penalize the guilty party as there was no specific fine amount specified for breaking into the facilities that are closed. After discussion, the Board decided to have Mr. Evans establish fines for trespassing/B&E and adding them to the Rules & Regulations he is in the process of updating.

*Mr. Tucker motioned to assess a \$500 fine to the party that trespassed at the Clubhouse, as well as establishing fine amounts. Mrs. Martin seconded, and the motion carried with only Mr. Evans abstaining.*

### **MEMBER CORRESPONDENCE/QUESTIONS**

No member correspondence was received for the meeting.

*At 7:09 pm, Mr. Peterson motioned to conclude the meeting. Mr. Hawk seconded, and the motion carried unanimously.*

Submitted by:

Stacey Browning, Acting Secretary