

Lake Entiat Lodge Associated
Meeting of the Board of Directors
June 13, 2014

TIME AND PLACE

The Board of Lake Entiat Lodge Associated met Friday, June 13, 2014. The meeting was held at the Sun Cove clubhouse in Orondo, Washington and called to order by the Board President, Mr. Russell, at 6:00 pm.

PRESENT

The following directors were present; Dan Russell, Nick Nelson, Darrell Richards, Walt Wheeler, Greg Zeller and John Howgate. Director Brandon Fix attended via conference line. Treasurer, J Anderson, Community Manager, Jeri Fifer and three association members were in attendance.

APPROVAL OF MEETING MINUTES

Mr. Russell presented the May 9, 2014 Board Meeting draft minutes for approval.

Mr. Richards made a motion to accept the May 9, 2014 meeting minutes as presented. Mr. Nelson seconded and the motion carried unanimously.

FINANCIALS

Mr. Russell provided a Capital project update.

Mr. Anderson, Treasurer, shared that he will provide a financial report of association actuals quarterly.

COMMITTEE UPDATES

Long Range Planning/Capital

Mr. Russell shared that Mr. Zeller, Mr. Fix, Mr. Howgate and himself had a conference call to begin analysis of the 2014 member survey results. The committee will also use previous survey results to provide initial direction for the board of directors in future planning.

6:25pm - Mr. Zeller arrived.

Mr. Wheeler suggested that association members be included in some of the initial planning.

Mr. Zeller stated that the Boards role is to gather information looking towards future goals and to provide proposals to the membership for funding and ultimate approval.

Rules/Bylaws

Mr. Wheeler shared the concerns from a Rules Committee meeting over the Memorial weekend, regarding the new ATV law in Douglas County. In regards to ATV's being allowed on county roads, the association has LELA June 13, 2014 Board Meeting Minutes –APPROVED

the ability to follow this new law or provide an association stricter rule within the community. The concerns of the members regarding allowing ATV's were: noise, safety, speeding and property damage.

Mr. Fix motioned to accept the proposal submitted for side by side ATV's with an association registration sticker similar to Golf Cart after the members supply a copy of the ATV registration. No second.

The Board requested that the Rules Committee provide a proposed rule and registration for ATV's on community roads and within the community. As requested by Mrs. Fifer this will need to clarify for example; electric scooters, Segways etc. This issue was tabled until the next board meeting.

To accommodate early morning walkers and boaters, Mr. Russell suggested that the hours of the park and boat launch area be changed to Dawn to 11pm. All agreed this would be beneficial to the members.

As discussed at the annual meeting Mr. Russell asked the Rules Committee chair to contact Beth Arias, member, to assist with options regarding proxy voting to present to the Board for consideration. Mr. Howgate additionally shared that he has done research regarding proxy voting and will soon present his findings to the Board and rules committee for consideration.

Facilities/Maintenance

A drainage issue has caused damage to a property at the end of Lakefront Drive. After discussion the Board requested that another bid be obtained prior to repair work commencing.

An owner had reported that a Sun Cove PVC water system distribution line between Malloy and Lakefront had not been replaced with ductile iron during the 2001 project. Mr. Nelson proposed for exploratory work to be done before bids are gathered.

Mr. Nelson shared that the association owned property at 255 W Beach, which is being converted to the new association office, was in need of additional work not originally planned or budgeted for. In October 2013, budget planning for this remodel was estimated at \$10K for paint, carpet and electrical needs. Mr. Nelson noted the baseboard heaters and window AC unit were not safe and a new system would need to be installed. The new estimated budget was shared with the Board.

Mr. Howgate motioned to complete the association office upgrades at a cost up to \$30,000. Mr. Wheeler seconded. The motion passed with Mr. Richards and Mr. Fix opposing.

Mr. Anderson recommended that a formalized procedure be put into place for approval on project overages before work commences.

Social

Mr. Howgate shared that the Sun Cove Golf Tourney would be held tomorrow, June 14th at Desert Canyon. The committee is working to obtain additional volunteers for the 4th of July Celebration as this event is completely run on a volunteer basis.

NEW BUSINESS

Mr. Russell shared that a letter will need to be sent to the association insurance carrier stating the association will no longer hire armed officers to provide security services. The association insurance underwriter stated they would drop coverage without a confirmation from the association regarding this issue.

Mr. Nelson motioned to approve of a letter to be supplied to the insurance company stating the association would not use armed officers as paid security in the future. Mr. Zeller seconded and the motion passed.

Member, Marcia Kindig, requested that signage be placed throughout the community to educate owners and guests of the high fire danger and that open fires are not allowed. Mrs. Fifer shared that signs were ordered last week and will be installed soon.

Executive Session

8:00 pm - An executive session took place to discuss a possible covenant change in regards to individual lot building violations. After discussion and reviewing the associations' attorneys' recommendation it was determined that the best course of action would be to clarify covenant 1.3 by a covenant change of the members. This would avoid any future risk of construction infractions that relate to this covenant. After a motion by Mr. Nelson and seconded by Mr. Wheeler the motion passed to proceed with the covenant change process. Voting against the change were Mr. Richards and Mr. Fix.

During the executive session additional discussion took place in regards to board committee participation.

The meeting was adjourned at 8:58pm. Mr. Zeller moved, Mr. Nelson seconded and the motion carried unanimously.

Submitted by:

Jeri Fifer, Acting Secretary