

Lake Entiat Lodge Associated
Meeting of the Board of Directors

September 25, 2015

TIME AND PLACE

The Board of Directors of Lake Entiat Lodge Associated met Friday, September 25, 2015. 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, Ryan Haggard and John Howgate. Staff member Jeri Fifer and two community members were also in attendance.

APPROVAL OF MEETING MINUTES

Mr. Russell presented the August 21st, 2015 Board Meeting draft minutes for approval.

Mr. Richards made a motion to approve the August 21st, 2015 meeting minutes as reviewed. Mr. Nelson seconded and the motion carried unanimously.

FINANCIALS

Mr. Russell shared that spending and the operating budget categories are in line to date.

OLD BUSINESS

Firewise Update

Mr. Russell shared that a Chelan County PUD (CCPUD) representative provided an update, stating that the Association's permit for clearing should be completed by the month's end. Discussion followed regarding funding the project. If the permit does not allow for partnership in funding the work, representatives from the board of directors will attend a CCPUD commissioners meeting to request a partnership for funding maintenance clearing in the future.

Mrs. Fifer stated that a number of members have requested FireWise clearing assessments as well as funds. The Board determined that the most equitable option for all members was to offer chipping services. This service will be offered to members, on the Ross property, with dates to be determined after coordination with the chipping vendor's schedule.

Electronic Voting/Attendance

Mr. Russell asked for input regarding the recently revised Bylaw draft. After discussion, Mr. Russell requested that all directors send any suggested changes to Mrs. Fifer prior to the next meeting.

Community Mailboxes

Mr. Nelson shared the final bids for the purchase and installation of the locking-unit style mailboxes. The distribution of the individual lock box keys and replacement options were discussed. All members will receive 3 keys and be responsible for contacting the Orondo USPS office should keys be lost and re-keying required.

After discussion, it was agreed that the Water Loan Reserve account would be used for the expenditure, as recommended by Treasurer Mr. Anderson. The membership will be asked for input regarding alternate funding options for this expenditure—such as using Special Capital or issuing a Special Assessment—at the April 2016 membership meeting.

Mr. Nelson made a motion to purchase and install the new locking mailbox units at a cost up to \$55,000 and to use the Water Loan Reserve account for the expenditure. Mr. Haggard seconded and the motion passed unanimously.

COMMITTEE REPORTS

Facilities & Maintenance

Architectural Review (ARC): Mr. Richards and Mr. Nelson each shared their ideas regarding block and concrete walls (hardscaping) that fall within property setbacks for possible ARC plan review. The board requested that Mrs. Fifer research the county and other association standards, and provide options and definition of hardscaping at the next meeting.

Spoils/Land downriver from launch: Bids received for the development of this Association-owned land were reviewed. The work will be beneficial as a green space/activity area to be utilized until the community expansion plans can be finalized by the board of directors and members.

Mr. Nelson made a motion to hire Riverview Landscaping to complete the development of the “spoils” at a cost up to \$39,582 with the Water Reserve account to be used for irrigation and the Capital Reserve account for the remaining funding. Mr. Howgate seconded and the motion passed unanimously.

Mature tree location: A few complaints had been received from members asking that one of the newly-planted trees placed in the center of the community grounds be relocated. After discussion it was determined that the tree would remain where it is at this time.

Rules & Regulations

Mr. Nelson suggested that hunting on Association property be addressed. It was pointed out that the Association has always maintained a “no hunting” policy on community property.

After discussion and a motion duly made and seconded the following resolution was unanimously adopted, motion by Mr. Nelson, second by Mr. Howgate.

Resolved that hunting on Association property is subject to an immediate \$1,000 fine.

Social

Mr. Howgate detailed challenges and solutions regarding Sun Cove’s 4th of July celebration. The greatest challenges were lack of volunteers and poor quality of the play equipment rented. Options to improving these issues are being reviewed including the hiring of outside help.

He shared that Oktoberfest, which is yet to be chaired, is planned for October 10th and the Wine Tasting event will take place November 7th at 6:30.

Association lawsuit

The current lawsuit levied against the Association by the Wehmeyers, Association members, continues to be addressed by the community’s attorneys. As noted in previous meeting minutes, the Wehmeyers are suing the association to include a 4th tree with no height restriction. The 4th tree in question was not included in the 2004 survey/inventory or the subsequent tree height covenant approval. The Association’s attorney costs are being monitored and the need for a separate assessment is being reviewed.

The meeting was adjourned at 8:20 pm. Mr. Richards moved, Mr. Howgate seconded and the motion carried unanimously.

Submitted by:

Jeri Fifer, Acting Secretary