

LAKE ENTIAT LODGE ASSOCIATED

Annual Meeting of Members

April 25, 2015

WELCOME and INTRODUCTIONS

The Annual meeting of Lake Entiat Lodge Associated was called to order at 9:03 AM by board president, Dan Russell. The meeting was held in the multi-purpose room of the Orondo Elementary School, Orondo, Washington. Members in attendance represented 80 lots. Mr. Russell began by highlighting the webinar technology in use, reporting that 76 members had registered to attend the meeting remotely. He then continued by introducing the Board of Directors, thanking them for their commitment and service to the community.

Dan Russell	President
Nick Nelson	Vice President
Brandon Fix	Director
Greg Zeller	Director
John Howgate	Director
Darrell Richards	Director
Walt Wheeler	Director- Absent
J. Anderson	Treasurer

Next, Mr. Russell introduced the Lake Entiat Lodge Associated staff in attendance: Jeri Fifer, Community Manager; Jason Knight, Water/Facilities/Grounds Manager; and Jessicah Curry, Secretary.

Thanks were offered to the volunteers who helped with the refreshments and sign-ins for the meeting: Marcia Kindig, Kim Richards, Karen Nelson and Shelby Howe.

YEAR IN REVIEW

Mr. Russell provided a review of association business for 2014, which included the development of a Firewise Community Plan, the exploration of potential directions for community expansion, and further advancement of the Trail Project. Mr. Russell also shared that the desires of the majority of the community will continue to be the focus of the Board.

APPROVAL OF MINUTES

The minutes of the April 12, 2014 annual meeting of the members were reviewed.

After a motion made by Ray Simone and seconded by Shirley Ross, the minutes were unanimously approved as submitted.

2014 FINANCIAL REVIEW

Mr. Anderson, Treasurer, provided a summary of the 2014 financial results of the Association.

He began by reviewing the four reserve account funds: Capital, Special Capital Water System and Water Loan. He explained that the Board works on the budget from October to December prior to member ratification in January and that the 2015 budget reflects a \$45 yearly increase in assessments.

He presented an overview of the 2014 reserve fund expenditures as follows:

Water Reserve fund expenditures included the replacement of all properties water meters and meter-reading equipment. The water meters being installed and funded entirely from the Water Capital with no Special Assessment needed was possible due to proper planning by the current and previous Boards of Directors.

The Capital Reserve fund expenditures for 2014 included new pool furniture, preparing property at 255 W Beach for the Association office and storm drainage/erosion issues by the courts.

The *Special Capital Reserve fund* expenditures for 2014 included installation of plants for the mitigation required by Phase 1 of the trail system, paving of the launch parking area and widening the launch road.

ELECTION OF OFFICERS

Mr. Russell shared that the terms of office for Board Directors Mr. Nelson and Mr. Richards have expired, and that they are running again for their respective Board positions. He also shared that, as Mr. Fix's term had expired and he had not reported his desire to run for another term, the Association was in need of nominees. He opened the floor for any nominees. One member, Ryan Haggard, presented his desire to run for a position by giving a short biography.

After a motion made by Larry Ringstad and seconded by Kelly Edwards, Mr. Haggard, Mr. Nelson and Mr. Richards were elected onto the Board of Directors. Mr. Anderson reassumes the Treasurer position as none were opposed.

FIREWISE COMMUNITY PLAN

Mr. Russell introduced Bill Berrigan, a fire specialist and the founder of Berrigan Forestry. Mr. Berrigan provided an educational presentation regarding how best to protect the community from fires. His presentation was supplemented by a video that stressed maintenance of the Home Ignition Zone, with the reduction of fuels. He shared that he is in the process of networking with various authorities in an

effort to assist the Association's endeavor in implementing its FireWise Plan. He stressed the importance of the assessment of individual property lots for fire hazards.

Jim Oatey, Fire Chief of Fire District #4, discussed the importance of fire safety and answered member questions, and thanked the Association for its contributions in conjunction with Fire District No. 4. He stated that Chuck Podlich, Gary Swanson, and Wayne Kindig are all active firefighters in the community and should be prized and utilized, and that volunteers are always needed and welcomed. He offered two pieces of advice, the first being to support the Board and the second being to make sure that their addresses are visible from the street in case of any emergency situation.

A member in attendance reminded all that fires are not allowed on the beach.

ORONDO COMMUNITY SCHOLARSHIP PROGRAM

Ms. Auvil shared information about the scholarship program for Orondo students. She thanked the members for their generous support over the years and provided gifts via raffle.

COMMITTEE REPORTS

- **Long Range Planning**

- Community Expansion Planning- Mr. Zeller shared that two conceptual plans have been developed. He relayed that the issue arising with the development of the community, from the Board's perspective, is one of whether or not to rebuild and replace in current location(s) *or* to focus on future planning, thus ensuring that repairs and/or replacements compliment the future overall agreed-upon direction of the Association. The example he used is the fact that the tennis courts need to be replaced. Decisions need to support a long-term vision. Members attending the meeting were encouraged to look at the presented plans and to offer comments, critiques and questions by way of written messages on sticky notes attached to the plans.

Mr. Nelson went over the details of the revised conceptual plan, which was completed after the last membership survey. He highlighted various aspects, including the notion of an underground garbage/shop area, relocating the courts, an indoor pool and a new multi-story clubhouse.

A member asked if the Association had considered selling community-owned property to fund some of the planned amenities. Mr. Russell shared that although it can be considered, it is too soon in the planning process to be looking into that option.

- Trail Update- Mr. Richards gave an overview of the various levels of completion for the 4 phases of the trail system. An engineer has been contracted with to provide needed

planning for Phase 4, the clubhouse-to-Cider Works sidewalk/pathway. This phase has become a major concern for the Association, since it relates to member safety.

Phase 2, on the USBR/Greater Wenatchee Irrigation District property, is currently being reviewed for approval by the relevant entities. Phase 3, to be located on the Wildlife area downriver from the community, is on hold due to the importance of FireWise planning.

- **Facilities & Maintenance Report**

- Yard Waste- Mr. Nelson shared that yard waste dumping is not allowed on the Ross property without contacting them first.
- Water- Facilities/Maintenance and Water Manager Jason Knight shared that the new water meters have all been installed. He then gave a presentation on cross-connection prevention, sharing information that members must know in order to be compliant with the law. This includes the fact that members must have backflow devices installed by a qualified technician, which must also be checked annually. Mr. Knight shared education on water conservation, illustrating that many members use excessive water, and stressed that members must consider the future in order for Sun Cove to retain its water rights.
- **Social**- John Howgate shared that the Pancake Breakfast will take place April 26th, from 8 to 11 am. He invited the membership to bring their questions, ideas and appetites.

QUESTIONS FROM THE FLOOR

A member asked if the proxy voting will now be allowed. Mr. Howgate shared that proxy voting had been replaced with absentee voting online, as it solves many of the concerns raised during research. The next step will be for the Board of Directors to develop a timeline for this change to the Association Bylaws, which will allow for absentee voting. A Special Membership Meeting will need to be called to adopt the Bylaws with the changes.

Mary Divine shared that 11 years ago a book club was started in the community. The group meets every second Thursday of the month and anyone interested in joining may contact her.

ADJOURNMENT

There being no further business to come before the membership, and following a motion made by Ray Simone and seconded by Jack Barker, the meeting was adjourned at 11:17 am.

Submitted by Jeri Fifer, Acting Assistant Secretary