

# Lake Entiat Lodge Associated Meeting of the Board of Directors

February 18, 2017

## **TIME AND PLACE**

The Board of Directors of Lake Entiat Lodge Associated met Saturday, February 18, 2017. The meeting was held at the clubhouse in Orondo, Washington and called to order by Board President Mr. Russell at 9:00 am.

## **PRESENT**

The following directors were present: Dan Russell, Darrell Richards, Ryan Haggard, and Greg Zeller and Treasurer J. Anderson. Director Bill Tucker attended online. Staff members Jeri Fifer, Jason Knight, Jessicah Curry and two Association members were also in attendance.

## **APPROVAL OF MEETING MINUTES**

Mr. Russell presented the 2017 Budget Ratification Meeting Minutes and the January 21, 2017 Board Meeting Minutes drafts for approval.

***Mr. Zeller made a motion to approve the 2017 Budget Ratification meeting minutes draft as presented. Mr. Richards seconded and the motion carried unanimously.***

***Mr. Tucker made a motion to approve the January 21, 2017 Board of Directors meeting minutes draft as presented. Mr. Richards seconded and the motion carried unanimously.***

## **FINANCIAL REVIEW**

Mr. Anderson reported the financial status to date.

He recommended that at the Annual Membership Meeting an option be offered to the membership to allocate assessments currently funding the Water Loan Repayment after the loan is paid off be re-allocated to fund a Special Capital Reserve account for current asset capital maintenance/replacements. The highest priority would be the center cove dock replacements.

## **OLD BUSINESS**

### **Short-term rental recap**

The Board requested that the short-term rental poll results be shared with the membership via the Association website. Mrs. Fifer reported that the Association had received 20 declarations to date and has therefore reached the short-term rental cap of 20.

Mr. Russell confirmed the need for a policy to provide procedure and possible standards for approval of short-term rental applications in excess of the annual rental cap. Board members Tucker, Zeller and Russell will provide a draft to the board for review.

### **Schindler Request**

Mr. Russell reported that the Association's attorney confirmed that the process to provide the Covenant waiver request, made by Mr. Schindler, would require the same procedure as a Covenant change in that 51% of the membership would have to approve the request. The estimated cost of this would be \$1,500 and would be Mr. Schindler's responsibility to pay.

## **NEW BUSINESS/COMMITTEES**

### **Annual Membership Meeting date/Preparation**

Mr. Russell shared the date for the 2017 Annual Membership Meeting would be April 29<sup>th</sup>. Expenditure-related topics to be addressed at the meeting include the Water Loan Repayment and possible Special Assessments in regards to Long-Range plans. Other items will be community-wide rule enforcement and a FireWise presentation.

## **COMMITTEE REPORTS & REVIEW OF COMMITTEE REQUIREMENTS**

### **Capital/Long-Range Planning**

Mr. Tucker and Mr. Zeller presented an updated version of long-range planning and potential funding. Updates from the previous review included increasing accuracy of the maintenance formula by using the previous Reserve Study information in regards to the age of existing assets and replacement cost. Of concern is the lack of funds to pursue any new amenities, while maintaining existing amenities.

Upon review, it was noted that while it appears maintenance funds are low, there is also a water system maintenance reserve fund. The current view reflected only the maintenance costs for this system.

The board discussed additional changes as follows:

- Reflect a total maintenance reserves page, showing both funds available and the total projected needs
- Remove the Central Lagoon replacement costs from the model as planning will be funded separately
- Focus planning on the amenities members have suggested/requested

The committee will make requested revisions and provide to the board for review in advance of the March meeting, to enable annual meeting preparation. Mr. Anderson and Mr. Tucker will develop financial models.

## **Facilities/Maintenance**

*Backflow Test Program*— Mr. Knight provided options for consideration to maintain a backflow test program for the benefit of the members. Board consensus was to adopt and fund the annual test program with Water System Reserves for all members. Mr. Knight will provide an estimate of this expense at the next meeting.

*Pool Sweeper*— Mr. Knight presented to the Board that the purchase of a robotic pool sweeper would be positive to labor costs and more efficient for staff with the pool sweep being placed in the pool overnight. After further discussion the following motion was presented:

***Mr. Richards made a motion to approve Capital Reserve funds up to \$3,000 for the purchase of a pool sweeper. Mr. Haggard seconded and the motion carried unanimously.***

## **STAFF REPORT**

### **Condolence Policy**

Mrs. Fifer provided a draft policy in regards to the passing of a 10 + year community member. Consensus was to adopt the policy and continue to donate \$150 to the local fire department in the deceased member's name.

### **Meter Software Support**

Mrs. Fifer shared the two options available for customer support plans for the water meter-reading software/firmware. Consensus was to shift and subscribe to the pay-per-call plan, and, if effects are negative, to return to the annual contract. Mr. Tucker offered to participate in research and correspondence concerning this matter.

### **Sun Cove Trademark**

Ms. Curry shared that to secure the Sun Cove trademark we would need to hire a trademark attorney. Board consensus was to table the project at this time as the need to restrict/control use of the name and logo is of low importance.

### **Reserve Study**

Mrs. Fifer reported that the reserve study is overdue and offered two bids for consideration. Mr. Richards recommended hiring a vendor to complete a full, comprehensive reserve study. References were requested for the companies who had supplied bids.

***The meeting was adjourned at 11:16 am. Mr. Richards moved, Mr. Haggard seconded and the motion carried unanimously.***

Submitted by:

Jeri Fifer, Acting Secretary