

Lake Entiat Lodge Associated
Meeting of the Board of Directors
September 12th, 2014

TIME AND PLACE

The Board of Directors of Lake Entiat Lodge Associated met Friday, September 12th, 2014. The meeting was held at the Sun Cove clubhouse in Orondo, WA and called to order by the Board President, Dan Russell, at 6:00 pm.

PRESENT

The following directors were present: Dan Russell, Nick Nelson, Darrell Richards, Walt Wheeler, John Howgate and Jay Anderson. Staff members present were Jeri Fifer, Jason Knight and Jessicah Curry. Three association members were also in attendance.

APPROVAL OF MINUTES

Mr. Russell presented the August 8, 2014 Board Meeting draft minutes for approval.

Mr. Nelson made a motion to accept the August 8, 2014 meeting minutes as presented. Mr. Wheeler seconded and the motion carried unanimously.

FINANCIALS

Mr. Anderson, treasurer, reported on the current financials noting all accounts were in line with expectations for the year. The next Board Meeting will focus on the budget planning for 2015.

OLD BUSINESS

Fire Concerns

After discussing various courses of action regarding fire suppression methods and potential CCPUD collaboration, it was decided that a plan drafted by the relevant fire authorities is needed to proceed. A plan will be drafted by board member Darrell Richards and association manager Jeri Fifer.

COMMITTEE REPORTS

Rules

Discussion took place regarding the best way to approach Sun Cove's rules with county laws. After discussion, it was determined that a "code of conduct" would be emphasized for the entire association wherever possible to develop a consistency in approach and enforcement. This will be incorporated in future drafts of the Rules and Regulations.

Facilities/Maintenance/ARC

Nick Nelson discussed work required regarding an old pipeline gate valve and drainage issues off Lakefront Drive. After reviewing the proposal it was determined that repair work is required and that Pipkin would be contracted to do the work due to their knowledge of the association's water lines.

Mr. Wheeler motioned to approve up to \$4,500 from the Water Reserve account, to complete necessary work on the distribution main line by Pipkin Construction.

Mr. Wheeler additionally motioned to hire Pipkin Construction to perform necessary storm drainage remediation at a cost up to \$7,100.

Mr. Richards seconded and the motion passed with none opposed.

Irrigation Wells #1 and #2

Currently irrigation wells #1 and #2 have lost pumping pressure requiring the irrigation water to be pumped from the association main wells. Several courses of action regarding the repair/future of wells were discussed. Consensus was that the park irrigation wells need to be maintained and will be reviewed to develop the best course of action.

Social

John Howgate shared that Oktoberfest will take place on Saturday, October 4th, 2014. The Wine Tasting event, will occur at the Clubhouse on the 8th of November, 2014.

Long Range Planning

The August 29th board planning meeting was reviewed with board members who were unable to attend. Discussion revolved around on how best to approach long range planning in regards to facilities and functions. Based on past surveys and analysis thereof, further clarification is needed in regards to locations of facilities/functions and costs. Focus was directed on how best to locate the clubhouse as it was agreed upon that this was the central point of the community. Further discussion considered layouts that differed from the plan that was part of the 2014 survey. No costs are being developed at this time, as this is preliminary planning. Further discussion was tabled until the next board meeting.

Mr. Richards left the meeting at 7:27 pm.

STAFF REPORT

Mrs. Fifer shared that the Association's reserve study will expire and discussed various renewal options. The consensus was to get an update to our existing reserve study and add those new items to the study such as the new well, swimming pool pump house update and new office.

OWNER CORRESPONDENCE

An owner out of compliance with the tree height restriction approached the Board with a plan for the trees' trimming and removal by February 2015. The Board accepted the owner's plan.

Mrs. Kindig shared that most of the donations gained from the auction dinner on September 13th at Lone Pine will be used for a new generators and floodlights for the District 4 Fire Department.

The Board agreed to donate \$1,340 for the purchase of needed equipment. Nick motioned, Darrell seconded and the motion carried unanimously.

The board adjourned the open meeting at 7:55 to move into Executive Session.

Following the conclusion of the open meeting an executive session was held to discuss a litigation issue regarding tree height.

In 2005 the association members approved a tree height covenant recording all trees in excess of 22' in height and subsequently recording those specific trees with the county. Prior to finalization of this recording all members were given a 6 month opportunity to review and challenge any possible discrepancies with the survey.

At the July 2010 board meeting, a vote was taken by the board of directors following a written complaint from an association member in regards to the height of another member's trees. The board approved an additional tree for the association member whose trees were out of compliance.

As the board of directors does not have the power to change a documented covenant without approval by 51% of the members, the vote taken by the board in 2010 was incorrectly taken and has no authority to trump the recorded covenants.

After discussion it was determined that a vote will be taken at the October 2014 board of directors meeting to correct/ remove this original vote taken in 2010.

The executive session was adjourned motion by Mr. Wheeler seconded by Mr. Nelson at 8:15.

Submitted by:

Jeri Fifer, Acting Secretary