

# Lake Entiat Lodge Associated Meeting of the Board of Directors

June 16, 2017

## **TIME AND PLACE**

The Board of Directors of Lake Entiat Lodge Associated met Friday June 16, 2017. The meeting was held at the clubhouse in Orondo, Washington and called to order by Board President Mr. Russell at 6:02 pm.

## **PRESENT**

The following directors were present: Dan Russell, Nick Nelson, and Darrell Richards. Bill Tucker, John Howgate and Greg Zeller attended via conference call. Staff members Jeri Fifer, Jason Knight, Jessicah Curry and eight Association members were also in attendance.

## **APPROVAL OF MEETING MINUTES**

Mr. Russell presented the May 19<sup>th</sup>, 2017 Board of Directors Meeting Minutes draft for review.

***Mr. Nelson made a motion to approve the May 19<sup>th</sup>, 2017 Board of Directors meeting minutes. Mr. Richards seconded and the motion carried unanimously.***

## **FINANCIAL REVIEW**

Mrs. Fifer stated that a report will be provided at the next Board meeting as the Financial Statements were not provided in adequate time to analyze and provide a comprehensive report prior to the meeting. She shared that the current delinquencies were at \$4,600, indicating that changing to a collection agency was yielding the results desired.

## **OLD BUSINESS**

### **New Beach Project**

Mr. Nelson reported that the New Beach (erosion control project) is progressing as much as is possible due to the high water levels, and that work will continue as the water recedes.

### **Schindler Covenant Waiver**

Mr. Russell noted that the Association attorney would be supplying documentation for the Covenant waiver vote for review.

Mr. Schindler, the owner requesting the covenant waiver vote, expressed concerns about being asked to pay the entire \$1,500 up front because he understood it to be the maximum, not a required amount to begin the process. Mr. Russell recapped the February 18, 2017 Board Meeting Minutes regarding this matter and also stated that the cost thus far to the Association has been \$1,400, without factoring in labor.

## **Trail Phase 2**

Mr. Richards reported that the United States Bureau of Reclamation (USBR) has changed management and that the new team had presented additional conditions for the trail. He recommended that a reply be sent to the USBR detailing the hardship these new unfavorable conditions present.

## **NEW BUSINESS**

### **Committee Roles**

Mrs. Fifer requested clarification on the roles of staff vs. committees. She recommended that each Director, as chairperson of their committee, delegate task work to the committee members as this is the proper function of committees.

Discussion followed regarding the difficulty in attaining adequate member participation for active committees, and potentially consolidating committees. Mr. Zeller suggested that the Association pay to have the necessary work completed if the Association cannot build effective committees.

## **COMMITTEE REPORTS**

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

Mr. Zeller reported that he is preparing to meet with the committee, by factoring in the prioritized list, facilitating discussion and assigning members research to present to the Board for new amenities in 2019.

Discussion followed on how best to navigate from the 2017 Capital Improvement Reserve Account to the 2018 Maintenance/Replacement Reserve Account while completing current non-maintenance related projects. Consensus was to continue funding current projects with the Capital Improvement Account.

### **Facilities/Maintenance**

***Upriver cove dock re-construction***— Mr. Nelson reported that the upriver dock has been assessed and that although some boards are rotten, the dock is otherwise still usable. He suggested staff continue to assess and complete repairs until the Association has adequate funds to re-construct the dock. Even with the vendor being able to salvage the decks and floats, the current estimated expense is \$125,000.

***Dock lights***— Mr. Nelson shared that the dock lights, which aren't working, have a wiring issue. Mr. Knight added that electricians have stated they are wired incorrectly and, consequently, trip the breaker when turned on.

Solar lights were tested, but did not supply enough light. Mr. Nelson proposed consideration of motion-detector floodlights that would be positioned to light each marina and replace the dock “path” lighting installed in 2011. It was suggested the Association remain with low-level lighting rather than floodlights to keep the ambiance and protect night sky views.

Board consensus was for staff to write two scopes of work for the two lighting styles, gather bids and present for board consideration.

**No Wake Buoys**— Mr. Nelson shared that an unexpected additional \$1,800 was needed to cover the installation of the new buoys.

**Mr. Nelson made a motion to approve spending \$1,800 from Capital Improvement Reserve Account for the installation of the no wake buoys. Mr. Zeller seconded and the motion carried unanimously.**

**Upriver trail clearing/Deans’ construction project**— Mr. Nelson said that he had spoken with Mr. Dean, and was informed that the project would take at least another two years to complete. He shared that Mr. Dean ensured him that the trail (walkway easement) would be “righted” each day after construction was completed for member use. Mr. Dean had also promised to return the trail to the way it was prior to his construction project.

Mr. Nelson recommended the trail not be closed to the members, but usable “at their own risk.” The Association attorney will be contacted for proper sign verbiage.

Board consensus was to send the Deans a letter outlining the discussion between Mr. Dean and Mr. Nelson after Mr. Nelson makes a second request for a certificate of insurance from the contractor listed on the County records for the Dean project.

### **Rules and Regulations**

**Speeding**—Multiple reports of speeding were reported over the Memorial holiday, including a hit-and-run accident that resulted in the death of a member’s dog. Discussion followed regarding acquiring flashing and speeding signs, as well as other ways to control speeding, and members were encouraged to report speeding incidents to the Sherriff. A member in attendance requested that the Association include the community speed limit in the Architectural Review requirements as many contractors are witnessed speeding.

Board consensus was to rent a lighted, flashing speed sign.

### **Social Events**

Mr. Howgate reported that the Fourth of July Celebration preparations are in order.

## **STAFF REPORT**

Mrs. Fifer requested a decision be made regarding the Common Area Rental fee elimination, tabled at a previous meeting. The Board consensus was to eliminate the rental fee but still require equipment rental fees and a damage deposit to be held until inspections can be made after the event.

Development of a method to track compliance and complaints was discussed. Mr. Zeller recommended all incidences be logged for reference. Mrs. Fifer stated that to attain the records being requested, that staff would be required to ask for identification and where the member or guest, is residing. Further discussion is needed on how best to handle the recording of incidences.

## **MEMBER CORRESPONDENCE**

A member requested that the Association pay for the propeller damage his boat sustained from a rock in the upriver cove. The Board relayed that the Association has not and will not take responsibility for incidents involving members' boats—from prop damage to reported trespassing and thefts.

Mr. Zeller shared that a member wished to complete a Boy Scout project in the community by constructing and installing 10 bat houses in an effort to keep them from dwelling in the eaves of member's homes. Board consensus was to allow the project under the conditions that the Board retained control of the placement of the bat houses.

The Board opened the floor for discussion and took questions and comments from the members in attendance.

***The meeting was adjourned at 8:37. Mr. Nelson moved, Mr. Richards seconded and the motion carried unanimously.***

Submitted by:

Jeri Fifer, Acting Secretary