

Lake Entiat Lodge Associated  
Meeting of the Board of Directors  
November 16, 2013

**TIME AND PLACE**

The Board of Lake Entiat Lodge Associated met Saturday, November 16, 2013. The meeting was held at the Sun Cove clubhouse in Orondo, Washington and called to order by Board President Dan Russell at 9:02 am.

**PRESENT**

The following directors were present: Dan Russell, Nick Nelson, Darrell Richards, Walt Wheeler, Brandon Fix (via conference line) and Treasurer J Anderson. Staff members present were: Jeri Fifer, Jason Knight and Nancy Gifford. Five association members were also in attendance.

**APPROVAL OF MINUTES**

Mr. Russell presented the October 19, 2013 Board Meeting draft minutes for approval.

***Mr. Richards made a motion to accept the October 19, 2013 meeting minutes as presented. Mr. Nelson seconded and the motion carried unanimously.***

**FINANCIAL REVIEW**

Mr. Russell reviewed the estimated 2013 year end budget results, which show that we will be under budget if previous trend applies.

The Board is working with an interested party desiring to purchase a property that is currently in delinquency with association assessments.

Mr. Russell reviewed the proposed 2014 budget, noting there will not be an increase in assessments. He shared that the increase in labor costs have been offset by the reduction in the management fee as planned. Additionally, key items in the budget included were removal of the rental property from the income and a Short Term Rental fee increase.

***Mr. Nelson made a motion that the budget be approved by the board as presented and to set the date for the Membership Ratification meeting for January 11, 2014 at 9am in the association clubhouse. Mr. Richards seconded and the motion carried unanimously.***

The following banking resolution was presented:

RESOLVED That: North Cascades National Bank, Wells Fargo Bank, and Mutual of Omaha Bank are hereby selected as the bank of, and depository for funds of the Lake Entiat Lodge Associated which, may be drawn on check, drafts, or advice of debits given or signed in the Association's name by any one of the following for amounts less than \$4,000, and by any two of the following, one being an Officer of the Association for amounts in excess of \$4,000:

Banking Resolution continued:

President	Dan Russell
Vice President	Nick Nelson
Director	Brandon Fix
Director	Greg Zeller
Director	Darrell Richards
Director	Don Sass
Director	Walt Wheeler
Managing Agent	Scott Hutchinson
Managing Agent	Jayne Severyns

each of whom is also authorized to draw and accept drafts and execute contracts and other agreements between the bank and the Association, and to make, collect, discount, negotiate, endorse and assign, in the Association's name, all checks, drafts, notes and other paper, signed as aforesaid, including checks payable to the order of any one or more of said persons or to bearer shall be honored by the bank and charged to the Association's account.

This authority shall continue in force until notice in writing of its revocation shall have been given to and received by the bank. All transactions aforesaid, which have taken place heretofore are hereby confirmed and ratified.

RESOLVED Further That: Bank of America, Wells Fargo, and Mutual of Omaha Bank are hereby selected as the institution of deposit for investment in Certificates of Deposit of this Association. At maturity, the certificates are to be reinvested in new certificates or deposited into the Association's accounts.

RESOLVED Further That: Scott Hutchinson or Dan Russell is authorized to transfer Funds between these banks for the purpose of reconciling the cash balance with the reserve fund balance. These transfers are to be made and drawn in the name of the Association.

***Mr. Richards made a motion that the banking resolution be approved. Mr. Fix seconded and the motion carried unanimously.***

The short term rental fee was discussed. The fee has been \$500 since inception in 2008 and with the rising labor and maintenance costs, it was decided that the fee should be raised.

***Mr. Nelson made a motion to raise the short term rental fee to \$750 in 2014. Mr. Richards seconded and the motion was passed unanimously.***

**OLD BUSINESS**

The board discussed changing the community property hours for Memorial Day to Labor Day for all community owned property; clubhouse, pool and park. Also discussed was an option for placing a gate with keycard access to the boat launch.

***Mr. Nelson motioned to change the summer pool and clubhouse hours to be 8 am - 11 pm. Mr. Wheeler seconded and the motion carried unanimously.***

Mr. Russell shared that a letter is being sent to all government entities that granted private buoy permits. The purpose of the letter was to request that the entities rescind any original permits to allow placement of community buoys for all members use.

## **NEW BUSINESS**

We were informed by our insurance company that it is a violation of our policy if we hire off duty sheriff officers for security purposes on holidays. The board discussed requesting extra sheriff patrols in return for a donation. Private security firms will also be researched further to address needed security on the busy holiday weekends.

The board reviewed a draft Mission Statement. The mission statement is as follows:

Promote a sense of community; maintain a safe, enjoyable and harmonious neighborhood. Promote timely and value oriented growth to our community that will preserve and enhance the value of its members' property while being good stewards, transparent and fiscally responsible with membership dues. Provide responsible management in adherence with the covenants and conditions as set by this association and the laws of the State of Washington.

## **COMMITTEES**

**Facilities, Maintenance & Operations-** Mr. Richards discussed the progress on the feasibility study of the next phase of the trail system. We are currently getting bids on the USBR and CCPUD areas. The board is seeking a grant writer for financial assistance with the final phase, which would be a sidewalk from the clubhouse to CiderWorks.

Mr. Russell shared that a survey will be sent to the membership early in 2014 to gain a good perspective of the desires of the majority of the community. The board will have updated survey results to guide them on the direction to focus on and to obtain costs and feasibility studies that provide information to be presented to the membership for funding as needed

Mr. Wheeler requested information regarding the Chelan County PUD (CCPUD) encroachment plans and budget. Since CCPUD threatened to put a cyclone fence along the entire downriver border between the community and the public lands, due to members encroachments the board had allocated funds to clean up the area. The budget to date was presented to the board for review.

Next, he shared that telephone poles had been placed as a boundary to prevent vehicles from entering the CCPUD property in the boat launch area.

***Mr. Richards made a motion to authorize an additional \$1,600 to the CCPUD encroachment budget to complete the seed planting and weed maintenance. Mr. Nelson seconded and the motion passed with Mr. Wheeler opposing.***

Mr. Nelson informed the board that Douglas County has installed a paved "lip" along the Sun Cove/E. Beach Road to improve storm water drainage issues.

Mr. Nelson presented recent paving quotes for widening the boat launch roadway and another for paving a portion or all of the boat parking lot. This will be presented at the annual meeting on April 12, 2014.

The board discussed installing sprinklers to be used as a fire break on the CCPUD property downriver from the community. This will also be part of the survey sent to owners the first part of 2014.

The board discussed the aging park poplar trees. An arborist will be hired to assess and provide a report for board review.

***Mr. Nelson motioned to spend up to \$750 to hire a certified arborist to review our park trees and prepare a report to the Board. Mr. Wheeler seconded and the motion carried unanimously.***

### **Long Range & Capital Planning**

The board reviewed the 2014 capital reserve project list. It was decided that some projects need to be included in the 2014 member survey to give a direction for the board to follow. All board members need to submit to Greg Zeller by December 1, 2013.

### **Social Events**

The holiday party and potluck will be held December 8<sup>th</sup> at 5:00 pm in the clubhouse.

## **MANAGEMENT REPORT**

### **Owner Correspondence**

Ms. Fifer shared recent owner correspondence.

Mrs. Fifer noted that Waste Management has placed individual dumpster to replace our recycle trailer. The association will sell the recycle trailer as the income received did not cover the labor and fuel charges.

WM does not offer yard waste pickup service in this area currently however, Otto Ross allows Sun Cove owners to drop grass clippings and other yard waste on his property off E Lakeview Place. Owners need to contact Mr. Ross, at 509-784-1859, for permission before dumping items.

One member suggested that we install an ice skating rink in the park and it was decided that it should be added to the 2014 member survey.

***Mr. Wheeler made a motion to adjourn at 12:00 pm. Mr. Richards seconded and the motion was passed unanimously.***

Submitted by:

Jeri Fifer  
Community Manager/Acting Assistant Secretary