

# **Lake Entiat Lodge Associated Meeting of the Board of Directors**

July 12th, 2019

## **TIME AND PLACE**

The Board of Directors of Lake Entiat Lodge Associated met on Friday, July 12<sup>th</sup> 2019. The meeting was held at the clubhouse in Orondo, Washington and called to order at 6:02 pm by President Bill Tucker.

## **PRESENT**

Directors present were; Bill Tucker, Dan Russell, Chad Evans and Bob Hawk. Treasurer Jack Anderson, approximately 10 members, staff members Jeri Fifer and Briana Craven were also in attendance. Director Neil Doherty joined the meeting at 6:14 pm. Directors John Peterson and Kim Martin were absent.

## **APPROVAL OF MEETING MINUTES**

Mr. Tucker presented the June 15<sup>th</sup> 2019 Board Meeting minutes draft for approval.

***Mr. Hawk made a motion to approve the June 15th, 2019 Board Meeting Minutes as presented. Mr. Evans seconded, and the motion carried with Mr. Russell abstaining as he was not present at the previous meeting.***

## **FINANCIAL REVIEW**

Mr. Anderson reported that assessment delinquency is at an all-time low at \$652. He shared that a quarterly report will be presented at the next meeting.

## **OLD BUSINESS**

### **Pool Heater**

Mrs. Fifer presented the bid of \$4,700 for the electrical work needed to complete the installation of the new pool heater. The total cost estimate, including the heater, plumbing and electrical was \$9,900.

***Mr. Russell motioned to approve up to \$10,000 from the Major Maintenance Reserve fund for the pool heater and installation. Mr. Evans seconded, and the motion carried unanimously.***

### **Pickleball Courts**

Mrs. Fifer reported that due to a family emergency, the court maintenance vendor was unable to complete the painting of the Pickleball lines as scheduled. Two bids were provided.

***Mr. Hawk motioned to approve a \$250 increase the budget to paint the Pickleball lines for a total up to \$1,250. Mr. Russell seconded, and the motion carried unanimously.***

## **NEW BUSINESS**

Mr. Tucker suggested board meeting dates for the remainder of 2019 and asked the Directors to review and confirm the dates of; August 9<sup>th</sup> at 6:00 pm, September 14<sup>th</sup> at 9:00 am, October 12<sup>th</sup> at 9:00 am, and November 8<sup>th</sup> at 9:00 am.

**Permit/Access Control Policy Draft**

Mrs. Fifer presented potential changes to the existing association Permit Policy. A change being suggested was the need to add the resolution adopted at the June 12, 2019 Board meeting to charge a \$165 fee, with applicable credits for the successful return of key cards, mailbox keys and parking permits to the association office when selling a property.

Mr. Doherty requested a final draft be presented before adoption. A member in attendance suggested a Fee Schedule be draft for the benefit of locating all fees from a single document. Mr. Tucker requested Directors present any recommended changes to Mrs. Fifer so a draft can be developed.

**COMMITTEE REPORTS**

Mr. Tucker provided a forecast report of the Reserve Account balances and planned expenditures.

**Covenant Committee**

Mr. Doherty provided a report from the July 6th committee meeting and shared that the committee is eager to provide amendment recommendations to the membership for adoption as soon as possible. To this measure, they have scheduled a third meeting for July 19th. Mr. Tucker shared the consensus of the committee is to incorporate Douglas County code and definition of terms whenever possible to clarify and simplify the existing association Covenants.

**Rules and Regulations**

Mr. Evans shared the committee will be meeting and one topic for discussion is pool floats use and complaints and concerns received.

A member asked if anything is being done to restrict use of the boat launch by non-members. Ideas included adding another access for incoming vehicles by the clubhouse with an access control gate on both the incoming and outgoing lanes, posting a staff member to check permits from 9-12 on Saturday and Sundays and/or posting a trespassing sign with fine at the launch.

**Social Events**

Mr. Hawk mentioned that the Aaron Crawford concert had about 600 people in attendance and that he would recommend contracting with him for a show on July 3<sup>rd</sup>, 2020.

The first social events committee meeting was held prior to the board meeting and Mr. Hawk hopes to hold monthly meetings an hour before board meetings. Plans are underway to re-establish or continue the following events in 2019; the Chili Cook-off, Oktoberfest, Wine Tasting and the Christmas Decoration Party. New ideas from the membership are always welcome as are volunteers to chair each event.

**STAFF REPORT**

Mrs. Fifer thanked the staff for their efforts during the 4<sup>th</sup> of July this year and in return was praised by the directors and members for her efforts.

She reported that a member was refusing to comply with Covenant 1.16 and was camping on a building lot year after year. She recommended the fine be increased to better gain compliance as a \$50 per day fine had lost effectiveness due to inflation.

**MEMBER CORRESPONDENCE/QUESTIONS**

Member Michael Dean had requested an extension of the 9-month Covenant allowance to complete construction projects. After discussion, it was agreed to allow the Deans until the end of December to complete the project per the plans submitted and approved by the Board.

A member had presented a request for consideration of a fee reduction after he was discovered placing a fold up table in the compactor. Due to being a first offense;

***Mr. Doherty motioned to reduce the fine to \$50.***

Mrs. Fifer shared that the member was apologetic for the violation and did not deny placing the table in the compactor but had neglected to check the signage for allowable items. After further discussion;

***Mr. Evans motioned to reduce the fine to \$150, Mr. Russell seconded. The motion carried with Mr. Doherty opposed.***

Member Vicki Olsen's correspondence was reviewed. The letter was regarding the reduction to the short-term rental pool and her concerns of the fairness of the selection process. It was stated the Covenant was adopted and approved by the membership, not the Board of Directors and a lottery was determined to be the most fair way to determine approvals each year.

***Mr. Doherty motioned to adjourn the meeting at 7:40pm. Mr. Evans seconded, and the motion carried unanimously.***

Submitted by:

Jeri Fifer, Acting Secretary