

Lake Entiat Lodge Associated  
Meeting of the Board of Directors  
May 15<sup>th</sup>, 2015

## **TIME AND PLACE**

The Board of Lake Entiat Lodge Associated met Friday, May 15<sup>th</sup>, 2015. The meeting was held at the Sun Cove clubhouse in Orondo, WA and called to order by the Board President Dan Russell at 6:06 pm.

## **PRESENT**

The following directors were present: Dan Russell, Nick Nelson, John Howgate, Walt Wheeler, Greg Zeller and Treasurer J. Anderson. Staff members Jeri Fifer and Jessicah Curry were also in attendance.

## **APPROVAL OF MEETING MINUTES**

***Mr. Wheeler made a motion to accept the April 18, 2015 meeting minutes as presented. Mr. Zeller seconded and the motion carried unanimously.***

## **FINANCIALS**

Mr. Anderson reported that financials are performing within the expected range.

Mr. Wheeler inquired as to the status of the Account Charter Project. Mr. Anderson answered that the next step is to gather the procedural cost of converting the Association to on-site accounting.

## **Collection Agency Review**

Mr. Anderson shared that the collection agency Alliance One meets all of the Association's criterion of preferred characteristics, such as being licensed in all 50 states, utilizing in-house attorneys, having the capacity to use electronic fund transfers and retaining a positive rating from the Better Business Bureau.

***Mr. Wheeler made a motion to contract with Alliance One for collection of delinquent accounts with an execute date of July 1, 2015. Mr. Nelson seconded and the motion carried unanimously.***

## **Delinquency Review**

Discussion took place regarding a letter received from a member who had been delinquent for over a year and was requesting leniency in the fees and fines incurred. The board consensus was to deny the request and refer this member to the Collection Policy, as all members are required to comply with the fee schedule.

## **OLD BUSINESS**

### **Collection Policy Fee Report**

Mr. Russell shared that the ratified Association Collection Policy reflects the \$50 monthly late fees. All delinquent accounts will be sent to the collection agent, Alliance One, at 100 days delinquent. Notification will be sent to the membership to officially inform them that the Policy will come into effect on July 1<sup>st</sup>, 2015.

### **Firewise Plan Mitigation & Funding**

Mr. Nelson shared that the Association will move forward with implementation once correspondence is received from Chelan County PUD. Mrs. Fifer informed the Board that next week she is meeting with Ms. Tonasket, of the Department of Natural Resources (DNR), to go over the Association's application for a 50% cost-share grant. Ms. Tonasket shared that the DNR is willing to assist with assessments of individual lots for fire hazards.

Mr. Anderson suggested that Mr. Berrigan's influence and assistance be retained throughout the project, as both his networking abilities and his qualifications are a valuable asset.

The necessary clearing of all Association-owned property was discussed. Board consensus was to use \$1,500 of the Operations Budget for a property survey to be completed where necessary.

### **Vendor Policy Review**

Mrs. Fifer recommended an addition to the Policy which would allow for service-type vendors to not be burdened with the high cost of additional insurance when revenue is minimal.

***Mr. Nelson made a motion to adopt the Vendor Policy as presented with the following change: To permit Board discretion in regards to the allowance of vendors unable to provide certificates of insurance. Mr. Howgate seconded and the motion carried unanimously.***

### **Electronic Voting/Attendance**

Mr. Howgate shared that as the electronic voting was a success, the Bylaws must be changed in order to decree electronic voting valid in the future. Board consensus was that it would be necessary to have an operations manual created by Mr. Fix and Mr. Howgate for future reference. Mr. Howgate suggested that any voting that may occur at future meetings take place at the beginning of the meeting in order to retain member interest and secure their input. A question was raised as to how many members disconnected part-way and/or before the end of the meeting. Mr. Russell asked to be supplied with a list of all the members who attended remotely. Specifics will be discussed at the next board meeting.

## **2015 Capital Projects**

Mr. Russell and Mrs. Fifer compiled a list of potential Capital Projects for board review. Board members were asked to review and prepare to discuss at the next board meeting.

***Mr. Howgate made a motion to approve \$2,500 for a survey of the shoreline from the Capital Reserve account. Mr. Wheeler seconded and the motion carried unanimously.***

## **NEW BUSINESS**

### **Election of Officers**

***Mr. Wheeler made a motion to re-elect Mr. Russell as President and Mr. Nelson as Vice President. Mr. Zeller seconded and the motion carried unanimously.***

### **Committee Chair Selection**

The Board discussed making a request to new board director, Mr. Haggard, to co-chair the Social Committee with Mr. Howgate. All standing board members were willing to resume chair positions for another year. Mr. Howgate will assume the Communications and IT Committees.

### **Rental Requirements & ST Rental Cap**

Mrs. Fifer presented the Rental Requirements to the Board with several simple contact updates needed. It also specifies that rental applications received after January 31<sup>st</sup> will be subject to a lottery only in the event that the annual rental cap is exceeded.

***Mr. Wheeler made a motion to accept and approve the Rental Requirements policy as presented. Mr. Nelson seconded and the motion carried unanimously.***

## **COMMITTEE REPORTS**

### **Long-Range Planning**

Mr. Zeller shared that the majority of the feedback from the members was constructive and positive. He asked that the ongoing comments placed on the plans at the Annual Meeting and at the clubhouse be compiled for Board review, culminating in a final, comprehensive direction for presentation to the membership. He also highly recommended that the Board emphasize to the membership that the community expansion plan will be broken into 5 components, independent of each other, and that it would be completed as funding is appropriated, therein insulating the Association and community from any contingencies. Stage I would include the development of the Association-owned property downriver from the boat launch.

Mr. Anderson recommended that an overall cost, plus or minus 30%, be provided in addition to funding options.

## **Facilities & Maintenance**

Mr. Richards shared that the new mature trees have been planted as planned.

The Association received an offer for the recycle trailer and the board consensus was to accept the offer of \$2,500. Mrs. Fifer was authorized to counter-offer if appropriate.

## **Rules & Regulations**

Mr. Wheeler shared that the “Community-wide Code of Conduct” will be reviewed by the committee, comprised of the top 25/30 relevant community rules. If the Board is in agreement with the compilation, the document will be officially crafted and will highlight the top ten safety rules.

## **STAFF REPORT**

It was brought to the Association’s attention that the fruit trees on the community property are infested with a particular insect that is now affecting the fruit of a neighboring property owner. Discussion followed as to whether it would be better to just remove them rather than spray them. Mrs. Fifer shared that member Otto Ross volunteered to spray the trees bordering his property, but would not be able to spray the 13 trees by the shop. The Association will spray them as soon as possible.

## **MEMBER CORRESPONDENCE**

A member had questioned if “vaping” will be allowed on Association property. Board consensus was to adhere to state law (no vaping within 25 feet of Association property).

Another member had submitted a complaint about swim attire and behavior of some young adults at the pool. After discussion, the Board reviewed the Association Rules & Regulations that state “appropriate swim attire only” and determined that, as this statement is subjective, members are encouraged to contact staff for assistance with such issues in the future.

***The meeting was adjourned at 8:50 pm. Mr. Nelson moved, Mr. Howgate seconded and the motion carried unanimously.***

Submitted by:

Jeri Fifer, Acting Secretary