**Meeting of the Board of Directors**

**Lake Entiat Lodge Associated**

July 20, 2022

**TIME AND PLACE**

The Board of Directors of Lake Entiat Lodge, Associated, met on Wednesday, July 20, 2022. The meeting was held remotely via Zoom and called to order at 4:01 pm by President Bill Tucker.

**PRESENT**

The directors present were Bill Tucker, Mark Dibble, Neil Doherty, Wade Oswald, Bree Davis, Chad Evans, and Donna Manos. Secretary/Treasurer Dan Russell, staff members Stacey Browning, Thomas Everly, Lynsey Miller, and four association members were also in attendance.

**MEETING MINUTES REVIEW**

Mr. Tucker reminded everyone that the board meeting minutes from the June 22, 2022 meeting had already been approved via email.

**MEMBER CORRESPONDENCE**

**Short-Term Advertising Violation Response**

The member fined for advertising his property for short-term rental without approval submitted documentation that he has not been renting his property.

***Mrs. Davis motioned to waive the fine. Mr. Dibble seconded, and the motion carried unanimously.***

**Barking Dog Complaint Response**

Mr. Tucker shared that a member received a warning after the Association received multiple complaints about his dog barking. The member requested that the complaint be stricken and that the process for handling complaints be changed. The Board decided that the complaint would not be stricken at this time, but the process will be looked at.

**FINANCIAL**

Mr. Russell reported that the Association’s finances are in a good shape through the 2nd quarter with expenditures under budget by approximately 3%. Mr. Russell added that the Major Maintenance reserves are at $987K, the Water System reserves are at $223K, and the Special Capital reserves are at $335K. Ms. Browning shared that the Association received the $4,500 check from the South Douglas County Wildfire Prevention cost-share program, and it will be applied to appropriate labor and expenses.

Mr. Russell additionally added that budget planning for 2023 will begin in late August.

**OLD BUSINESS**

**Upcoming Meeting Schedule**

Mr. Tucker notedthat the next board meeting would be on August 16th at 4 pm and proposed that the following meeting be on September 14th at 4 pm. The September Meeting was tabled for consideration.

**Narcan Station**

Mrs. Manos shared that she talked to the Orondo fire chief and that he did not recommend the community have a Narcan station. After some discussion, the Board decided not to get a Narcan station.

**Boat Slip Passes for Guests**

Mr. Tucker reviewed the plan Ms. Browning submitted to the Board for managing guest boat slip passes. After some discussion, the Board decided to start with a trial program.

***Mr. Doherty motioned to have Ms. Browning redraft the plan and send it to the Board for approval via email, if the liability protection included in it is enforceable. Mr. Tucker is to ask legal about the enforceability of the plan. Mrs. Manos seconded, and the motion carried unanimously.***

**Construction Portable Toilet Time Limit**

Mr. Tucker tabled the topic for the Architectural Review Committee to discuss.

**NEW BUSINESS**

**Reserve Projects**

Mr. Tucker asked if any of the directors had any potential special projects to be included for consideration at the 2023 annual meeting. Additionally, discussion took place in regarding a potential special fall membership meeting to discuss possible new community assets rather than waiting until the April annual meeting.

Mr. Dibble said the irrigation system, with funding from the water reserves, needs replacing, and bids will be solicited. Ms. Browning said the roads need to be resealed, but it should wait until after the PUD installs fiber.

**Douglas County PUD Fiber Update**

Ms. Browning announced that the PUD would start micro trenching for the fiber installation in August.

**Banking Resolution**

Mr. Tucker presented the Banking Resolution that had been updated to include Mr. Russell and Mr. Evans.

***Mr. Dibble motioned to approve the banking resolution. Mr. Doherty seconded, and the motion carried unanimously.***

**COMMITTEE REPORTS**

**Architectural Review**

Ms. Browning presented the current building update.

**Long-Range Planning**

Ms. Davis relayed that the committee would meet the first week of August to prepare for a member forum. The member forum will take place in mid-August and will be about what members want to see in the community regarding new amenities and improvements with existing amenities.

Mrs. Manos requested that plans be drawn up for a stage for concerts and movies in the park. After some discussion, the topic was tabled to share with the membership at the member long range planning forum.

**Facilities/Maintenance**.

Mr. Dibble reported that a railing in the pool broke and that it had been repaired.

Community Ground Maintenance

Mr. Dibble noted that during a maintenance walk-through of the grounds, it was noted that the clubhouse needed new siding and paint. It was also noted that there is structural deterioration on the teepees and the fort. The fort could be repaired, but the teepees would need to be removed. Mr. Dibble added that the end of the upriver docks would be fixed, and trusses could be added to the maintenance shop for extra storage. Also, a temporary repair would be attempted to the Tennis courts.

***Mr. Dibble motioned to remove the teepees. Mr. Doherty seconded, and the motion carried unanimously.***

Launch Restroom Update

Mr. Dibble reported that the launch restroom building came in at the cost of approximately $50K, originally budgeted with special capital funds at $85k.

Yard Waste Container Step

Mr. Dibble shared that the yard waste container step came in at the cost of approximately $1,176 and that he had received many positive responses.

Water Usage

Mr. Everly shared that there were only six high water reads for June and that he had contacted each member. He added that the total amount of water used by the Association was 10 million gallons less than the previous year.

**Governance**

Mr. Oswald shared that

more members are needed for the Governance committee.

**Social Events/Communications**

Labor Day Concert

Ms. Browning announced that member John Howgate and neighbors will have a concert open to all members over Labor Day Weekend on Saturday, September 3rd . She added that they asked if the Association would sponsor the stage.

***Mrs. Manos motioned to allow a $1000 expenditure from the social budget for the Labor Day concert. Ms. Davis seconded, and the motion carried unanimously.***

Chili Cook-Off Planning

Ms. Browning announced that the Association will have the chili cook-off over Labor Day weekend on Sunday, September 4th, from 11 am to 2 pm. Mrs. Manos added that she was looking to bring in an ice cream truck for the event.

**MANAGEMENT REPORT**

**4th of July Recap**

Ms. Browning shared that we served about 1300 hot dogs and that there were a lot of, ice cream, and water leftover, but the weather was cooler than previous years. She added that everything went well for much of the weekend.

**Staff Report**

Ms. Browning thanked the staff for stepping up this Summer, especially on the 4th of July. She added a special thank you to Donna Manos for all her help on the 4th of July and to all the 4th of July volunteers. Mr. Doherty thanked staff member Shoshanna Scheffer for handling a situation at the pool with utmost professionalism.

**July 28th Tour for FireWise**

Ms. Browning shared that there will be a tour with the South Douglas Conservation District to review all the FireWise protection work.

**Golf Cart Incident**

Mr. Doherty shared that there had been a golf cart accident and asked if anyone had any details. Mr. Evans reported that he saw four ladies that looked to be in their 20s in a golf cart accident but didn’t know what had happened. Mr. Doherty asked that a reminder be sent out to the membership of the golf cart rules and that the golf cart zone in Sun Cove is a privilege granted by the County.

**MEMBER FORUM**

Mrs. Manos shared that a member wants to purchase a $9,000 ice vending machine and will stock it every Friday morning. She added that he will store it in his garage in the off-season if needed. After some discussion, the Board decided to go out for competing bids.

Mrs. Manos announced that Ms. Browing was talking with the Orondo post office about getting a box for small package mailing.

***At 6:06 pm, Mr. Evans motioned to adjourn the meeting. Mrs. Davis seconded, and the motion carried unanimously.***

Submitted by:

Stacey Browning, Acting Secretary