

Meeting of the Board of Directors Lake Entiat Lodge Associated

November 18th, 2020

TIME AND PLACE

The Board of Directors of Lake Entiat Lodge, Associated met on Wednesday, November 18th, 2020. The meeting was held remotely, via Zoom, and called to order at 6:03 PM by President Bill Tucker.

PRESENT

Directors present were Bill Tucker, Neil Doherty, Dan Russell, John Peterson, Chad Evans, Bob Hawk, and Kim Martin. Treasurer, Jack Anderson, four association members, and staff Jeri Fifer and Lynsey Miller were also in attendance.

APPROVAL OF MEETING MINUTES

Mr. Tucker presented the October 21st, 2020 Board Meeting Minutes draft for approval.

Mr. Peterson motioned to approve the October 21st, 2020 Board Meeting Minutes. Mr. Russell seconded, and the motion carried unanimously.

FINANCIAL REVIEW

Mr. Anderson shared that as of October 31st, 2020, the association budget was underspent by \$13,000.

He also announced that the association would be changing to a new collection agency, as the current agency is no longer performing collections for homeowner associations.

Mr. Anderson then provided a report regarding the 2020 Reserve Study, which identified the association as being 31% funded.

He concluded his report by providing the current balance of each Reserve Account as of October 31st, 2020:

Major Maintenance/Replacement- \$576,465

Water System- \$197,274

Special- \$255,713

2021 Short-Term Rental Cap & Fee

The Board discussed the 2020 Short-Term Rental program to determine if changes should be made to the 2021 program.

Mr. Doherty motioned to reduce the number of short-term rentals in 2021 by 1, to 16. Mr. Peterson seconded. The motion passed with Mr. Evans and Mr. Hawk opposed, as they wanted to reduce short-term rentals allowed by 2 for a total of 15.

Mr. Doherty motioned to increase the short-term rental fee in 2021 to \$1,200. Mr. Peterson seconded, and the motion carried unanimously.

2021 Budget

Mr. Anderson presented a draft of the 2021 Budget, recommending no increase for consideration.

Mr. Peterson motioned to accept the 2021 Budget as proposed. Mr. Evans seconded, and the motion carried unanimously.

OLD BUSINESS

COVID-19 Response

Annual Membership Meeting

The Board discussed how to officially cancel the 2020 Annual Membership Meeting, including best process to extend the terms of the 3 director positions that are up for re-election in 2021.

Mr. Tucker directed the Board to the standing Emergency Resolution that extended the terms of the 4 director positions, who were up for re-election in 2020, until a membership meeting can be held.

Discussion followed as to the need for the 3 director positions that are up for re-election in 2021 be extended, so that not all 7 director positions are re-elected at the same time. Mr. Russell proposed holding a special membership meeting, prior to the 2021 Annual Membership Meeting, for the membership to vote on altering the Bylaws for the 2021 Annual Meeting, to extend the 2021 director positions to 2022.

The topic was tabled for further consideration.

Approved Restated Covenants

Mr. Tucker reported that 260 members had returned their Covenant amendment ballots. The Covenant Amendment has been approved by the membership, with 233 members in favor and 27 opposed.

He shared the next steps required for recording the Covenants with Douglas County.

Mr. Hawk made a motion to approve the President to sign and file the Amended Covenants with Douglas County. Mr. Peterson seconded, and the motion carried unanimously.

Mr. Tucker concluded that an Affidavit of Mailing is required, as proof that all members were provided with the proposed Amended Covenants and a ballot.

Mr. Doherty motioned to approve the expense for legal counsel to draft an affidavit of mailing. Mrs. Martin seconded, and the motion carried unanimously.

COMMITTEE REPORTS

Long-Range Planning

Dog Park

Mr. Doherty, the chair of the Dog Park Committee, asked for clarification of the discussion detailed in the October 21st meeting minutes, as he was unable to attend due to technical difficulties.

Mr. Russell, Mr. Tucker, and Mr. Hawk explained that due to the fact that funding for a dog park would be from Special Capital, which the Long-Range Planning committee is responsible for, research would need to be brought to them to ensure the project is properly prioritized with others being researched.

Facilities/Maintenance

Mrs. Martin announced that the association office willow trees had been removed, and that the stumps will be removed in the spring. Discussion followed as to the need for landscaping in the area.

Mrs. Martin also shared that work is underway to replace the flooring and repaint the interior of the clubhouse, with Bill Mann managing the project.

MANAGEMENT REPORT

Water System

Mrs. Fifer presented a quote of \$26,000 to place fiber underground from the Clubhouse to the Pump House. She shared that grounds staff can provide some of the work, and reduce the expense. She then explained that this is not required, but does eliminate a component. It also provides a more stable internet connection to access the water system controls and the emergency notification system. Additional benefits would be that Wi-Fi could be broadcast to that area of the park and docks, and allow for the future installation of surveillance cameras in the boat launch area if so desired.

Discussion was tabled for the acquirement of additional bids.

MEMBER CORRESPONDENCE/QUESTIONS

A member reported that there was damage, on two different streets in the community, from construction. Mrs. Fifer responded that staff would look into the damage.

EXECUTIVE SESSION

Mr. Tucker moved the meeting into executive session at 8:07 pm.

Mr. Hawk motioned to end executive session at 8:35 pm. Mr. Russell seconded, and the motion carried unanimously.

Mr. Tucker shared that the personnel search for a new community manager was discussed in the executive session.

Mr. Hawk motioned to have Mr. Tucker schedule follow-up interviews with the top 2 candidates and the Board. Mr. Russell seconded, and the motion carried unanimously.

The Board scheduled the 2021 Budget Ratification and Board Meetings for Wednesday, January 20th at 6:00 pm. The January Board Meeting will directly follow the Budget Ratification Meeting.

At 8:39 pm, Mr. Doherty motioned to adjourn the meeting. Mr. Russell seconded, and the motion carried unanimously.

Submitted by:

Jeri Fifer, Acting Secretary