

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

October 21st, 2020

## **TIME AND PLACE**

The Board of Directors of Lake Entiat Lodge Associated met on Wednesday, October 21st, 2020. The meeting was held remotely via Zoom and called to order at 6:05 PM by President Bill Tucker.

## **PRESENT**

Directors present were; Bill Tucker, Neil Doherty, John Peterson, Chad Evans, and Dan Russell. 6 association members and staff members Jeri Fifer and Lynsey Miller were also in attendance.

## **APPROVAL OF MEETING MINUTES**

Mr. Tucker presented the September 26th, 2020 Board Meeting Minutes draft for approval.

***Mr. Peterson motioned to approve the September 26th, 2020 Board Meeting Minutes. Mr. Evans seconded, and the motion carried unanimously.***

## **FINANCIAL REVIEW**

### **3<sup>rd</sup> Quarter Report**

Mrs. Fifer presented the 3<sup>rd</sup> Quarter Report. She stated that the association was under budget in certain areas and over budget in others, remaining under budget overall by \$16,000.

### **2021 Budget**

Mrs. Fifer shared a draft of the 2021 budget. After brief discussion, it was decided that the subject would be tabled until the next meeting to allow a more thorough review and feedback from the Directors. Directors were asked to review the proposal and submit their suggested changes to the Board via email.

## **OLD BUSINESS**

### **COVID-19 Response**

#### **Annual Membership Meeting planning**

The Board discussed the options they have considered with regards to holding the 2020 Home Owners Annual Meeting. Facility limitations and health directives still prevent calling such a meeting. The Board considered the ramifications of holding a special meeting as soon as allowed, vs cancelling the 2020 meeting, and holding the elections due in 2020 at the 2021 meeting. Concerns include this would require those Directors due for election in 2021, to be extended to 2022, to avoid having elections for the entire Board next year. As some directors were absent, the Board tabled this decision for consideration at the November meeting.

### **Proposed Covenant Vote Report**

Mr. Tucker announced that the current reported total of votes for and against proposed Covenant updates are enough votes required for approval of the amendments to the covenants. The Board agreed that they should continue to solicit member ballots until November 15<sup>th</sup>, to ensure they are recorded on time.

***Mr. Doherty motioned that the total number of ballots received by November 15<sup>th</sup> 2020, be submitted to the Douglas County by December 1<sup>st</sup> 2020. Mr. Peterson seconded, and the motion carried unanimously.***

### **Personnel Search**

Mr. Tucker shared that 2 members had just joined the Personnel Search committee. He also stated that there were 44 applicants, so far, for the Community Manager position. Of those, some had already been denied based on the review of their resumes by multiple Board members. The Board decided to move forward with scheduling interviews for the top candidates for the position.

### **NEW BUSINESS**

#### **2021 Short-Term Rental Cap & Fee**

Mrs. Fifer announced that it was time to establish a cap and fee for the 2021 short-term rental program. She suggested keeping it the same, as there weren't too many issues with short-term rentals this year. What issues there were, were resolved fairly easily. It was also suggested that the Board reduce the number of properties allowed to conduct short term rentals to allow greater access to the amenities for our members. With two directors absent and one having technical issues, the Board tabled this decision until the next meeting.

### **Legal Counsel Engagement Resolution**

Mr. Tucker presented a draft of a Legal Counsel Engagement Resolution;

#### **LEGAL COUNSEL ENGAGEMENT RESOLUTION**

To provide for future reference documentation and to ensure the attorney expenses are controlled:

1. Unless emergent, a majority of the Board of Directors will approve all question(s), via email or at a meeting, to be presented IN WRITING to legal counsel by the Association Community Manager, Board President or Vice President.
2. Legal counsel will be required to provide all recommendations and reasons for recommendations to the association IN WRITING for Board review and for association record keeping for future reference.

***Mr. Peterson motioned to adopt the Legal Counsel Engagement Resolution as presented. Mr. Evans seconded, and the motion carried unanimously.***

## **COMMITTEE REPORTS**

### **Long-Range Planning**

#### **Dog Park**

Mr. Russell shared that more research needed to be done regarding the dog park project. Specifically regarding what the members want, and how it would affect those who would be living next to the dog park. He also suggested moving the dog park project research and planning under the Long-Range Planning Committee. The other directors agreed.

### **Facilities/Maintenance**

#### **Water Emergency Notification Equipment**

As Mrs. Martin was absent, Mrs. Fifer announced that the Facilities & Maintenance Committee was waiting to receive a quote from the vendor regarding moving the wiring underground.

#### **Meeting Report**

Mrs. Fifer shared that many projects were discussed during the recent committee meeting. This included: yard waste options, the painting and re-flooring of the clubhouse, the installation of the traffic mirror for the boat launch entry road, the bad condition of the courts, and the need for an equipment garage at the shop. She added that Mrs. Martin would be presenting the projects at the next board meeting.

Mrs. Fifer announced that meter reading software was being researched.

***At 7:23 pm, Mr. Russell motioned to adjourn the meeting. Mr. Peterson seconded, and the motion carried unanimously.***

Submitted by:

Jeri Fifer, Acting Secretary