

Lake Entiat Lodge Associated
Meeting of the Board of Directors

November 20, 2015

TIME AND PLACE

The Board of Directors of Lake Entiat Lodge Associated met Friday, November 20, 2015. The meeting was held at the Sun Cove clubhouse in Orondo, Washington & called to order by Board President, Mr. Russell, at 6:08 pm.

PRESENT

The following directors were present: Dan Russell, Nick Nelson, Darrell Richards, Walt Wheeler, John Howgate and Treasurer J. Anderson. Community Manager Jeri Fifer was also in attendance.

APPROVAL OF MEETING MINUTES

Mr. Russell presented the October 16, 2015 Board Meeting draft minutes for approval.

Mr. Nelson made a motion to approve the October 16, 2015 meeting minutes as reviewed. Mr. Wheeler seconded and the motion carried unanimously.

FINANCIALS

Mr. Anderson provided 2016 budget considerations and options for Board review. Following a lengthy discussion, Board consensus was to approve the draft budget with a \$35 increase. This increase provides funds necessary for the facilitation of the community social events, coverage for legal expenses and other common operational expenditure increases.

The Membership Budget Ratification meeting was set for January 16, 2016, at the clubhouse at 9 am, with a board meeting to follow directly afterward.

OLD BUSINESS

Bylaws - Electronic Voting/Attendance – The final draft was presented by Mr. Russell. Discussion followed. A special membership meeting will be held in March 2016, for membership consideration to adopt the proposed changes to the Association Bylaws. If adopted, the changes to the Association Bylaws would allow members to attend the April membership meeting remotely and vote in the same manner.

Mr. Howgate made a motion to approve the Bylaw draft as presented. Mr. Nelson seconded and the motion carried unanimously.

Association Lawsuit Update

Mr. Russell reported that the Association attorney has provided a list of discovery items requested by the Wehmeyers's attorney. Staff will be working to provide all documentation in regard to the Tree Height Covenant

and the requisite surveys, votes, and history of enforcement for this Covenant to the attorney. It is currently roughly estimated that costs to defend the Association's Covenant will run to approximately \$10,000 to \$15,000.

COMMITTEE REPORTS

Capital/Long Range Planning

The Board is tentatively planning a membership meeting in late spring or early summer of 2016 to allow members the opportunity to provide input regarding Community Expansion. The Board of Directors has begun to estimate costs involved in developing both strategy and timing, including functions based on the previously-presented plans at the 2015 Annual Meeting.

Facilities & Maintenance

Mr. Nelson shared an engineer's report and bids regarding the replacement of the center cove docks. The board will keep this maintenance project as a priority when considering future plans.

Mr. Nelson then reviewed bids for the placement of a security fence around the water tower's access ladder.

Mr. Wheeler made a motion to allocate up to up to \$2,500 from the Capital Reserve account to install the proposed security fence at the water tower. Mr. Nelson seconded and the motion carried unanimously.

Social Events

Mr. Howgate reported that the Christmas Decorating Party and Potluck, chaired by the Divines, will take place on December 3rd at 5 pm in the clubhouse.

Discussion occurred in regards to planning on how best to handle major social events, such as the 4th of July. In particular, ideas regarding additional staffing beyond the usual volunteers may need to be developed. This topic of discussion will be presented at the Annual Meeting for member feedback.

STAFF REPORT

Mrs. Fifer noted that several members were requesting that newspaper boxes be allowed to be left on post(s) beside the newly-installed mailbox units. The Board agreed that since one of the purposes of the new mailboxes was a cleaner appearance and presentation, members will need to plan for home paper-delivery.

The meeting was adjourned at 8:25 pm. Mr. Richards moved, Mr. Howgate seconded and the motion carried unanimously.

Submitted by:

Jeri Fifer, Acting Secretary