

# **Lake Entiat Lodge Associated**

## **Meeting of the Board of Directors**

### **December 6, 2003**

#### **TIME AND PLACE**

The Directors of Lake Entiat Lodge Associated met on Saturday December 6, 2003. The meeting was held at the home of Dana Bowman, 280 Lakefront Drive, Orondo, Washington. President Jack Divine called the meeting to order at 9:02 AM.

#### **PRESENT**

The following Directors were present for the meeting: Jack Divine, Dana Bowman, Tammy Doherty, Nick Nelson, Rachel Schmidt, and Jeff Dowdle. Also present at the meeting were Alex Osenbach and Mary Anne Hawkrige, representing the Association's management company. Association member Pat Knowles was also present.

#### **APPROVAL OF MINUTES**

The minutes of the October 8, 2003 meeting of the Directors were reviewed. After review and a motion duly made and seconded, (motion by Doherty second by Schmidt) the minutes of the October 8, 2003 meeting of the Directors were approved as submitted.

#### **FINANCIAL REVIEW**

The November 30, 2003 Financial Statements were reviewed by the Directors. Mr. Osenbach summarized the results noting the cash balances of: Operating account \$11,421, Capital Improvement Fund \$10,936, Water System Fund \$49,157 and Loan Repayment Fund \$164,180. Expenses were reviewed noting items over budget being pool expenses, garbage costs, gas & oil, legal and insurance.

The reserve fund balances and schedules were also reviewed.

At November 30, there are 27 owners delinquent in excess of \$500, in the total amount of \$34,775. A listing of those owners who are delinquent was provided. It was noted that water shut-off letters were sent to three owners; payments have been received and acceptable balance re-payment plans have been proposed.

The delinquency list indicates that eight additional members with water service will become six months delinquent on December 31, 2003. Notice of water shut-off will be sent to those owners.

The diving board pedestal has been removed by Tom Martin. The small remaining portion will be removed and planters will be located in the area to protect the electrical connection.

#### **CORPS OF ENGINEERS PERMIT UPDATE**

The Board reviewed the December 1, 2003 correspondence from Spearman Engineering with regard to recent progress on the shoreline permit. The notice from Douglas County which was mailed to members was sent in advance of the other agencies granting approval. Douglas County is required to issue a SEPA

decision with regard to the permit process. As Douglas County does not have a legal staff, they will out-source the consultant to write the SEPA decision and prepare a mitigation agreement. The County has provided a list of firms/individuals on their prior approved list. The cost relating to the SEPA and mitigation agreement will be the responsibility of Lake Entiat Lodge Associated.

Mr. Spearman obtained the credentials and an hourly rate quote of \$350/hr from one of the listed consultants. Mr. Osenbach indicated that he had attempted to contact another consultant from the list, however, the firm had not yet responded. Following discussion, the Board requested that a minimum of two other quotes should be solicited. Following a motion (motion by Nelson, second by Doherty) the Board instructs the Management Company to appoint a consultant that meets the County requirements to prepare the SEPA decision.

There was further discussion regarding the timing of the issuance of the permits. It is anticipated that permits could be in hand early in 2004. The window of opportunity will be dictated by the various entities (USACE, NMFS and USFWS) and the Association needs to be prepared financially to proceed with the work. Dredging may be involved and the Association may have to temporarily close the marina area to facilitate the work to be done.

### **TREE HEIGHT COVENANT REVISION**

The Board reviewed the proposed third amendment to the Association's covenants. The cover letter will explain the reason for the amendment and the process. Several verbiage changes to the draft cover letter were recommended and the mailing of the amendment packet will include the cover letter, the amendment and a ballot, with return postcard provided.

### **SEPTIC TANK UPDATE**

Mr. Osenbach indicated that Chelan Douglas Health District has approved the Association's septic permit application and the Board reviewed the data provided. The Board was also provided with information to refurbish the existing system for a sum of approximately \$1,500. This would be guaranteed for one year only. Discussion ensued and the Board unanimously agreed to proceed with obtaining bids to replace the system now, rather than to expend repair costs.

There was further discussion regarding the cost of replacing the system, which is estimated to be approximately \$20,000. The Capital Fund balance is insufficient to cover the expense, however the Water Fund could handle this Waste Water expense. Following a motion duly made and seconded (motion by Nelson, second by Bowman) the Board unanimously adopted the following resolution:

Resolved That: The septic system be replaced per the approved permit and that \$20,000 be paid from the Water Fund Reserve.

### **TREE/ENCROACHMENT ISSUES**

The documents pertaining to the encroachments have been recorded, with the exception of one. The outstanding document is expected shortly.



## **2004 EQUIPMENT BUDGET**

**Lawn Mower.** The Association's lawn mower broke down during the season and is in need of additional repairs to see it through the 2004 season. These repairs could amount to \$2,500. The Board was presented with a bid for replacing the mower, with pricing for both gas and diesel. The Board requested that the Management Company obtain and relay information for financing the purchase of a diesel powered mower. Should financing be available, the Board authorized the replacement of the mower at \$16,161, plus tax.

**Carpeting Caretaker House.** The carpeting in the caretaker house needs replacing. A decision on this item was deferred.

**Security System.** There have been several instances of vandalism in the clubhouse. The Board discussed its options to improve the current video camera recording system. It was agreed that a proposal be obtained to upgrade/replace the current system.

## **OTHER BUSINESS**

**Association Trees.** The Board reviewed the correspondence received from Vicki Olson with regard to the tree issue on community property. It is the position of the Board that healthy trees on community property will not be altered further or removed without a vote of the membership. After discussion, the Board agreed to provide time at the April 17, 2004 Annual Meeting to discuss the matter and Jack Divine agreed to respond to Vicki Olsen's correspondence.

**Boat Moorage Resolution.** The Board discussed the existing Boat Moorage Policy as published to the membership in the minutes of the August 25, 2001 Meeting of the Board of Directors and as signage indicates at the boat launch area. To clarify the policy, the Board unanimously agreed to modify section 4(b) and 4(c).

The complete revised resolution follows.

### **LAKE ENTIAT ESTATES, ASSOCIATED BOAT MOORAGE PERMIT RESOLUTION**

**WHEREAS**, limited mooring facilities allow only for resident property owners of Lake Entiat Estates to moor boats at the Association's marina; and

**WHEREAS**, from time to time resident property owners are denied moorage space as non-permitted or non-owner boats occupy the marina facilities; and

**WHEREAS**, the Board of the Association deems it in the best interests of the Association to initiate and maintain a boat moorage policy;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LAKE ENTIAT ESTATES, ASSOCIATED** as follows:

#### ***Boat Moorage Policy:***

The Board hereby establishes a boat moorage policy to be effective as of May 1, 2002 and amended on December 6, 2003 to ensure resident owners are provided adequate moorage facilities.

## **RESIDENT OWNER BOAT MOORAGE POLICY**

- 1) All boats moored at the Lake Entiat Estates marina are required to display a sticker issued by the Association.
- 2) Boats not displaying a valid Association sticker are prohibited from mooring at the marina facilities.
- 3) A member/owner of the Association may moor the owner's boat at the marina only while the owner is in residence at Lake Entiat Estates.
- 4) In the event an unauthorized boat is moored:
  - (a) The owner of the unauthorized boat shall be fined fifty dollars (\$50.00) cash for each day, or part thereof, the boat is moored in violation of this policy; and
  - (b) Boats moored more than one consecutive day shall be assessed an additional fine for each day after the first; and
  - (c) The Association manager or designee shall chain or otherwise impound all unauthorized boats. Impounded boats shall be released only upon payment of accrued fines., *cash*
- 5) The management of the Association shall post appropriate signage at the marina to alert boat owners and operators of this policy.
- 6) A copy of this resolution shall be provided to all members of the Association.

The sign at the boat area will be changed to comply with this resolution.

**Watercraft Stickers.** The current policy of issuing watercraft decals to members upon proof of watercraft ownership has been reviewed. To provide equality to all members, it was determined that each member, upon payment of their Association dues would receive two vehicle decals and one numbered watercraft decal per billed assessment.

The Association's rules dated February 13, 2002 (use of Community Property) will be amended to reflect the issuance of decals. (copy enclosed)

**Access to Community Property.** In order to curtail unauthorized individuals utilizing community amenities, the Board discussed the placement of a check point to be randomly manned during the summer season. Following discussion and after a motion duly made and seconded (motion by Nelson, second by Schmidt), the Board adopted the following resolution:

Resolved that: The check point will be located at the tennis court. Directors voting in favor were Dowdle, Bowman, Nelson and Schmidt. Divine and Doherty opposed.

The security staff will be authorized to turn back all individuals not bearing the required vehicle stickers and sufficient tags for guests.

Rachel Schmidt will obtain towing signs for placement at the clubhouse parking area and the boat launch parking area. Vehicles not bearing the proper identification will be towed at the owner's expense.

Nick Nelson agreed to work with the Management Company to stripe the boat parking area in some manner.

### **COVENANT VIOLATION**

The Board reviewed a letter identifying two properties in violation of the Association's covenants. Following discussion, the Management Company is instructed to write to the offending owners.

Nick Nelson left the meeting at 11:45 a.m.

### **NEXT MEETING**

There was discussion regarding the location, frequency and dates of future meetings. The Board Meetings have been set on a rotation basis; Orondo/Seattle area through April 2004. Following the annual meeting, the Board will set meeting dates for the remainder of the year.

### **ADJOURNMENT**

There being no other items requiring action by the Board, the meeting was adjourned at 11:55 AM.

Submitted By:

Mary Anne Hawkrige  
Acting Secretary