

# Lake Entiat Lodge Associated Meeting of the Board of Directors

January 20, 2018

## **TIME AND PLACE**

The Board of Directors of Lake Entiat Lodge Associated met Saturday, January 20, 2018 following the annual budget ratification meeting. The meeting was held at the clubhouse in Orondo, Washington and called to order by Board President Mr. Russell at 9:17 am.

## **PRESENT**

The following directors were present: Dan Russell, Nick Nelson, Darrell Richards, Bill Tucker, Bill Kneadler, John Howgate and Greg Zeller. Treasurer J. Anderson was also in attendance, as well as staff members Jeri Fifer, Jason Knight, Jessicah Curry and nine Association members.

## **APPROVAL OF MEETING MINUTES**

Mr. Russell presented the 2017 Annual Meeting of the Membership minutes draft for acceptance.

***Mr. Tucker made a motion to accept the 2017 Annual Meeting of the Membership minutes. Mr. Nelson seconded and the motion carried unanimously.***

Mr. Russell presented the November 11, 2017 Board of Directors Meeting Minutes draft for approval.

***Mr. Richards made a motion to approve the November 11, 2017 Board of Directors meeting minutes. Mr. Tucker seconded and the motion carried unanimously.***

## **FINANCIAL REVIEW**

Mr. Anderson reported that the Association underspent its 2017 budget by approximately \$17,000 due to staffing vacancies. This overage has been transferred to the Major Maintenance Reserve Fund. He emphasized that this budget margin of 3 – 5% shows positive overall health of the Association.

## **OLD BUSINESS**

### **Linder Shed Compliance**

Mrs. Fifer reported that it has been discovered that neither the grandfathered shed survey submitted in 2013 nor the 2<sup>nd</sup> shed placement request recently submitted by the Linders included the mandatory lot/plot drawing. The plot drawing identifies the location where the shed will be

placed in relation to the home and Association setbacks. Mr. Howgate additionally reported that the Linders had joined the two sheds on their property into one shed.

Discussion followed concerning the lack of proof that either shed is in the right-of-way. Board consensus was to request compliance, as the size of the newly joined sheds is outside the Shed Resolution requirements.

***Mr. Nelson made a motion to request compliance from the Linder's by reducing the size of the shed. Mr. Richards seconded and the motion carried with Bill Tucker abstaining.***

### **Sprayer Purchase**

The sprayer purchase was tabled pending further analysis documentation.

### **Short-Term Rentals**

*Lottery*— Mrs. Fifer reported that the Association has currently received 23 applications for short-term rental status. She shared that a lottery, which is the method stated in the 1<sup>st</sup> Amendment of the Association Covenants, will be held on February 15<sup>th</sup> at 10:00 am at the Association office, whereby 20 members will be drawn and approved for short-term rental status.

*Compliance tracking*— In late 2016 the Board requested analysis by which to measure their process of increasing or lowering the cap and fee annually. A draft of the Rental Rules and Requirements has been developed by the Rules Committee. After discussion, it was suggested that the Board provide all feedback regarding the draft by February 1<sup>st</sup>, 2018. If adopted, the Rental Rules and Requirements will be provided to the members.

## **NEW BUSINESS**

### **Clubhouse/Pool Access Control Replacement**

Mrs. Fifer reported that the computer where the access control system database was held has been effected by a virus and the files have been encrypted and cannot be accessed. Replacement access control system options are being researched that could additionally be utilized for the compactor and the boat launch road in the future. Bids will be presented for Board consideration in the next few months.

### **Douglas County Encroachment Enforcement Correspondence**

Mr. Russell shared that the Association and all East Marine View Drive property owners had received correspondence from Douglas County requiring that all recipients ensure proper drainage is addressed, in addition to removal of all road right-of-way encroachments, including structures, retaining walls, terraces, fill, gravel, asphalt and concrete. The County has expressed the intent to address all the country roads within the community; however, this will be done incrementally due to staffing limitations.

Several members in attendance shared their experience in working with the County regarding the issues.

The Board agreed that sending Board appointed representatives to speak with the County engineers on a fact-finding mission, and then the commissioners, was the most appropriate first course of action for the Association. As encroachments and drainage issues involve the County and individual private property owners, the Association will attempt to disseminate information and help wherever possible corrections that can be addressed by the Association as a whole.

The Board wishes to emphasize that it is necessary for members to contact Douglas County if they receive such correspondence, but that no individual member may speak on behalf of the Association.

### **Greater Wenatchee Irrigation District (GWID) Access**

Mrs. Fifer shared that a Sun Cove Association member had stated to a Director of GWID that the Sun Cove membership did not wish to complete the trail project that began years ago to allow for access to cross the GWID managed land. The GWID manager had shared that motion to approve the Sun Cove access has been halted due to this inaccurate report from this one Sun Cove member.

Additionally shared was a letter to be sent to the GWID Board of Directors, stating that, because of the significant benefit to Sun Cove members to have better access to the Association's 3.4 acres of land upriver from the pump site, the Association had worked diligently for years, and invested funds, staff and volunteer hours towards this measure. Also stated was that no one member is allowed to represent the entire membership. The letter requests reconsideration and to allow Sun Cove to complete all necessary steps as GWID requires for approval.

## **COMMITTEE REPORTS**

### **Capital/Long-Range Planning**

Mr. Tucker relayed that the long-range planning spreadsheet will be updated once the Reserve Study has been reviewed. This tool will guide the Board with current and future project planning.

### **Facilities & Maintenance**

Mr. Nelson reported that the Association is currently obtaining bids for resurfacing the pool, purchasing a towable sprayer, and replacement dock lighting, which will be presented at the next meeting. Mr. Anderson requested to be included in the committee meetings.

### **Rules & Regulations**

Mr. Richards announced that the Rules committee had produced an amended draft of the rules that will be provided for Board review. The desire is to provide the amended community-wide

enforceable Rules draft to the membership prior to the 2018 Annual Membership Meeting for review.

### **Social Events**

Mr. Howgate shared that 4<sup>th</sup> of July planning occurs primarily in February and March, but that he has solidified a 2018 performance by Aaron Crawford for July 3<sup>rd</sup>. He also commented that three events were cancelled in 2017 due to lack of volunteer support. He shared that members are encouraged to suggest and chair new events by submitting the request to the Social chairperson.

### **STAFF REPORT**

Two complaints regarding the appearance of a member's lot had been received. Mrs. Fifer requested clarification regarding how best to handle complaints that involve the upkeep of members' lots. After discussion, Board consensus was to further define standards for upkeep in the Rules draft for ease of compliance in the future.

*Member Compliance*— Mrs. Fifer provided information regarding a member refuting compliance requests made for storing an RV on an empty lot. The member was in attendance and shared his viewpoint of timing to come into compliance. Discussion followed with the member agreeing to remove the trailer within six weeks.

*Board positions*— Four Directors terms are expiring this year, and two are not planning to run for re-election. Board applications are available to members upon request at the office, on the website, and in the E-Newsletter.

***The meeting was adjourned at 11:51am. Mr. Nelson moved, Mr. Zeller seconded and the motion carried unanimously.***

Submitted by:

Jeri Fifer, Acting Secretary