

Lake Entiat Lodge Associated Meeting of the Board of Directors

October 19th, 2019

TIME AND PLACE

The Board of Directors of Lake Entiat Lodge Associated met on Saturday, October 19th, 2019. The meeting was held at the clubhouse in Orondo, Washington and called to order at 9:00 am by President Bill Tucker.

PRESENT

Directors present were; Bill Tucker, John Peterson, Dan Russell, Kim Martin, Chad Evans and Neil Doherty. Director Bob Hawk attended the meeting remotely. Treasurer, Jack Anderson, 6 association members and staff members Jeri Fifer and Lynsey Miller (new hire) were also in attendance.

APPROVAL OF MEETING MINUTES

Mr. Tucker presented the September 21st, 2019 Board Meeting minutes draft for approval.

Mr. Peterson made a motion to approve the September 21st, 2019 Board Meeting Minutes. Mr. Evans seconded, and the motion carried with Mr. Doherty abstaining.

FINANCIAL REVIEW

Quarterly Review

Mr. Anderson provided the 3rd quarter financial report. He shared that although a few operating lines are showing as overspent, the majority will balance by years end. He presented the reserve account balances; Major Maintenance \$352,169, Water System \$160,667 and Special Capital \$150,887.

2020 Budget Preparation

Mr. Anderson shared that the 2020 draft budget, presented by management, was developed utilizing 2019 expenses to date plus estimated year end expenses for each category, but also consideration of 3 year averages of each.

Mrs. Fifer provided details for the budget categories requiring additional consideration. Discussion followed. Mr. Anderson requested that each director provide feedback of the draft budget presented within 7 days for a final draft budget to be developed prior to the November board meeting.

OLD BUSINESS

Dean Construction Project

Mrs. Fifer presented the board approved construction plans and recently provided photographs, from the Deans, as they reported the project was now complete. After discussion, consensus was

to request additional photographs to better demonstrate that the project had been completed per the plans submitted and approved by the board.

November Board Meeting

Mr. Tucker proposed changing the date of the November Board Meeting, from the 16th to the 23rd. As none were opposed, the meeting was rescheduled.

NEW BUSINESS

Short-Term Rental Cap & Fee for 2020

Mrs. Fifer proposed raising the cap by 1, from 18 to 19, due to the limited compliance issues discovered and reported in 2019. Mr. Doherty suggested lowering the cap by 2. After discussion, the issue was tabled for a final decision to be made at the November meeting.

Play Structure Options

Mrs. Martin stated that the play structure by the gazebo had become a liability and was scheduled for removal. She proposed a replacement, and presented the play structure and cost. Discussion followed.

Mrs. Martin motioned to approve the purchase of a replacement play structure at a cost up to \$34,000 utilizing Major Maintenance Reserve funds. Mr. Russell seconded, and the motion carried with Mr. Doherty opposed.

COMMITTEE REPORTS

Capital/Long Range Planning

Mr. Tucker reminded all that a planning project for park restrooms will begin in 2020, to prepare an estimate for owner consideration.

Facilities/Maintenance

Mrs. Martin presented the option to acquire a bank loan to finance the dock replacement project currently planned for in 2021 as interest rates at community banks are currently 4.75-5%. Delaying the project until the reserve account funds are available for the costly project, may end up costing the association more than the interest on a loan due to the ever-increasing construction and material costs. Another concern noted was that the Major Maintenance Reserve funds would be depleted for a time after the dock replacement project. Other maintenance projects discovered, such as replacing the carpets in the office and clubhouse, and remodeling of the clubhouse restrooms, will be delayed as the dock replacement project can no longer be postponed due to liability issues of the failing docks.

Committee member in attendance, Nick Nelson, proposed taking the 5th dock, in the most upriver cove, out of service until funds are available, or to consider eliminating this dock permanently. Discussion proceeded, with another member in attendance suggesting this 5th dock be used for jet skis, paddle boards, row boats, etc. The matter was tabled.

Covenants

Mr. Doherty provided a summary of the proposed covenant amendments and thanked the committee members for their time and dedication toward the project. He shared that the proposed amendments will first be presented for membership review and input via an online survey. These results will be utilized to make further amendments before presenting a final draft at the 2020 Annual Membership Meeting. Next, “town hall” style membership meetings will be scheduled to ensure the will of the membership is being met. The committee’s goal is to mail packets with ballots for Restated Amended Covenant adoption by the fall of 2020.

Rules and Regulations

Mr. Evans presented the compactor signage changes and additions.

Social Events

Mr. Hawk announced the success of the Oktoberfest Golf Cart Poker Run event and thanked chair Walt Wheeler for his time. He shared the upcoming events; Sip ‘n’ Dip to be held on October 30th and Grapes and Grub on November 9th, both in the clubhouse and publicized on the website for additional information.

STAFF REPORT

Mrs. Fifer introduced Lynsey Miller as the new association administrative assistant. Next, she proposed the purchase of association software, and shared the benefits of having such an efficient business tool.

MEMBER CORRESPONDENCE/QUESTIONS

Mrs. Fifer directed the board to correspondence received from a member requesting consideration for an increase to the cap of short-term rentals for 2020.

Mrs. Fifer shared that two other correspondence had been received from members after the board packets had been delivered. After discussion, the board consensus was to postpone review of member correspondence received after delivery of board packets, unless emergent, until the following board meeting to allow all adequate review time. Members are encouraged to provide correspondence to the board at a minimum of 10 days prior to a board meeting or reply cannot be provided until after the next board meeting.

Mr. Peterson motioned to adjourn the meeting at 11:12am. Mr. Doherty seconded, and the motion carried unanimously.

Submitted by:

Jeri Fifer, Acting Secretary