

Lake Entiat Lodge Associated Meeting of the Board of Directors

September 21st, 2019

TIME AND PLACE

The Board of Directors of Lake Entiat Lodge Associated met on Saturday, September 21st, 2019. The meeting was held at the clubhouse in Orondo, Washington and called to order at 9:06 am by President Bill Tucker.

PRESENT

Directors present were; Bill Tucker, John Peterson, Dan Russell, Chad Evans and Bob Hawk. Director Kim Martin attended the meeting remotely. Approximately 7 members, staff members Jeri Fifer and Briana Craven were also in attendance.

APPROVAL OF MEETING MINUTES

Mr. Tucker presented the August 9th, 2019 Board Meeting minutes draft for approval.

Mr. Hawk made a motion to approve the August 9th, 2019 Board Meeting Minutes with a minor addition to the executive session content presented. Mr. Peterson seconded, and the motion carried unanimously.

FINANCIAL REVIEW

Mrs. Fifer presented the financial statements ending August 31, 2019. She and Mr. Anderson had reviewed the financials and were recommending a few expenses and projects completed in 2019, be transferred from operations to the applicable reserve accounts. These included \$1,928 from Operations to the Water Reserve account and \$8,032 from Operations to the Major Maintenance & Replacement Reserve account.

Mr. Russell motioned to transfer \$9,960 from operations to the appropriate reserve accounts. Mr. Peterson seconded, and the motion carried unanimously.

OLD BUSINESS

Vendor Policy

Two drafts were presented for board consideration. After discussion, the Vendor Policy was tabled.

Conflict of Interest Policy

A draft policy was presented for consideration. Mr. Peterson shared his appreciation for Mr. Anderson's work in providing the draft and suggested a shortened version be considered that would be more likely to be understood and followed. A majority chose to approve this version so that we have a policy in place. Future revisions can be made as needed.

Mrs. Martin motioned to adopt the Conflict of Interest Policy. Mr. Hawk seconded, and the motion carried with Mr. Peterson opposed.

Dave Nelson Covenant Waiver

The covenant waiver documentation was presented. After discussion, Mr. Russell suggested the documents be provided to legal counsel for recommendations as performed in past instances.

Mr. Russell made a motion to submit the Covenant waiver vote to the membership pending legal counsel document review and recommendation. Mr. Hawk seconded, and the motion carried with none opposed.

NEW BUSINESS

Future Meetings set

Mr. Tucker presented upcoming meeting dates. The next board meetings will take place at 9:00 am in the clubhouse on October 19th and November 16th. The Budget Ratification Meeting & Board Meeting will be held in the clubhouse at 9:00 am on January 18th, 2020. The 2020 Annual Membership Meeting will be held on April 27th.

LLC/Corporation

Mrs. Fifer shared that a member had asked if he would be allowed to designate his association property as an LLC or Corporation. Mr. Russell suggested a primary contact be required with such designations. Mr. Hawk shared that many homes in the community are already in family trusts or have LLC and Corporation designations. The subject was tabled until further research can be performed.

COMMITTEE REPORTS

Capital/Long Range Planning

Mr. Tucker provided spreadsheets for board review including the balance and amenities planned for in the next 2 years for each of the reserve accounts. He shared that the failing 3 docks are the primary focus and that the Major Maintenance Reserve fund will be depleted when the docks are replaced in 2021. This will force other amenities major repair and replacement discoveries to be deferred unless other options are considered. Options discussed have been; obtaining a loan to complete the dock replacements and paying the loan as additional funds are collected in the future, utilizing Special Capital funds if the membership majority wish to do so, or simply removing failing amenities from service until funds are available.

Facilities/Maintenance

Mrs. Martin reported details from the recent committee meeting. The committee recommends the purchase of the same model commercial Toro mower as currently owned with a few additional options at a cost of \$25,900.

Mrs. Martin motioned to approve the purchase of a Toro Groundsmaster commercial mower at the cost of \$25,900 from the Major Maintenance Reserve account. Mr. Peterson seconded, and the motion carried unanimously.

Mrs. Martin next reported that the committee accessed and found the play structure by the gazebo to be unsafe and in need of replacement or at a minimum would need to be removed until such a time that funds are available for replacement. Mr. Blue had provided play structure replacement designs and estimated costs ranging from \$33,000 to \$38,000. The consensus was to table with a request for more details be provided at the October meeting.

Covenants

Mr. Tucker shared that the committee will be meeting next week and that much progress has occurred with the development of draft changes to submit to the membership for adoption consideration. .

Rules and Regulations

Mr. Evans announced that the committee is focusing on signage at the compactor after many violations had been discovered and disputed since the new keycard access control system was installed.

Social Events

Mr. Hawk reported that the Chili Cook-off with 10 participants, and well over 100 in attendance was a success. He wished to recognize Beth Arias for chairing the event and reported that \$70 in donations were received.

He shared that the next event is Oktoberfest and is being chaired by Walt Wheeler. There will also be an event in November, Grapes and Grub and that a chair is needed for the December Holiday Decoration of the Clubhouse and Potluck.

Aaron Crawford will be performing on July 3rd, 2020 as part of the 4th of July celebration.

STAFF REPORT

Mrs. Fifer thanked Nick Nelson, Bill Tucker and Kim Martin for their contributions toward the staff appreciation luncheon and boat cruise.

She then reported that Briana Craven had given her notice.

Curtis Rabey has accepted the Maintenance Supervisor position and will be working toward accreditation needed to become the association water manager in the future.

MEMBER CORRESPONDENCE/QUESTIONS

Correspondence from a member was presented for board consideration regarding a fine received for a compactor violation. As furniture is listed on the signage, the request for a fine reduction was denied.

Another member correspondence was provided regarding the late hour of the Labor Day Weekend Band.

Mr. Tucker motioned to adjourn the meeting at 11:02am. Mr. Evans seconded, and the motion carried unanimously.

Submitted by:

Jeri Fifer, Acting Secretary