

Meeting of the Board of Directors Lake Entiat Lodge Associated

August 25, 2021

TIME AND PLACE

The Board of Directors of Lake Entiat Lodge, Associated, met on Wednesday, August 25, 2021. The meeting was held remotely via Zoom and called to order at 5:02 pm by President Bill Tucker.

PRESENT

The directors present were Bill Tucker, Mark Dibble, Bob Hawk, Kim Martin, Neil Doherty, Colleen Hilton-Americk, and secretary/treasurer Jack Anderson. Staff members Stacey Browning, Thomas Everly, Lynsey Miller, and two association members were also in attendance.

APPROVAL OF MEETING MINUTES

Mr. Tucker presented the July 28, 2021, Board Meeting Minutes draft for approval.

Mr. Doherty motioned to approve the July 28, 2021 Board Meeting Minutes as presented. Mr. Hawk seconded, and the motion carried unanimously.

MEMBER CORRESPONDENCE

Mr. Tucker shared an email received by a member, Gilbert Arias, regarding the construction site next door to his property. Mr. Arias spoke about how the construction site was messy, noisy, and unsafe. He added that the framing of the construction was taking longer than usual. Mr. Dibble explained that he and Ms. Browning had looked at the site, and at the time, the debris was typical construction debris. The Board decided that staff would continue to monitor the construction site.

FINANCIAL REVIEW

Mr. Anderson announced that, thus far, Ms. Browning had saved approximately \$13,000 on garbage. He shared that the association was on track with the budget and that there were only four delinquent members equaling approximately \$1,500 due to the association. Mr. Anderson added that the Special Capital Reserves were just shy of \$322,000, the Water Reserves were nearly \$230,000, and the Major Maintenance Reserves were just shy of \$754,000.

OLD BUSINESS

Upcoming Meeting Schedule

Mr. Tucker reminded everyone of the September 27 and October 27 meeting dates. He proposed that instead of holding the final Board Meeting in November, to hold it on December 8 instead. The topic was tabled for consideration.

Fiber Douglas County PUD

Ms. Browning shared that she had contacted the PUD about finishing installing fiber in the community. The representative informed her that they were approved by the PUD and submitted an application for Douglas County and are waiting on approval for the project. If approved, the installation would potentially start in end of September or beginning of October.

Wildfire Prevention

Ms. Browning announced that the owners of the problematic lots had been contacted, and she was getting a good response.

Kyler Kling Commercial Lot

Ms. Browning shared that the ballots had been sent out. Thus far, 174 votes have been received. One hundred fifty-three of those votes were “In Favor,” and 21 were “Not in Favor”. The Board decided that should not enough votes be received; the board approved sending reminder notices that include how to obtain a new ballot if they have lost the first one sent to all members regarding the Klinger proposal.

NEW BUSINESS

Governor’s Face Mask Mandate

Mr. Tucker asked what the association should do in response to the governor’s mandate about face masks. Ms. Browning shared that face masks were only required indoors and encouraged outdoors. She added that she already required masks to be worn in the office and the clubhouse.

Clubhouse TV Policy

Mrs. Martin and Mr. Dibble shared a draft of the Clubhouse TV policy. Mr. Hawk asked about the 4-hour time limit on events that lasted longer than 4 hours. The Board discussed and decided to change the policy to reflect that the 4-hour time limit may be increased at the staff’s discretion.

Mrs. Martin motioned to approve the Sun Cove Clubhouse TV Policy with the discussed change. Mr. Doherty seconded, and the motion carried unanimously.

Off-Leash Pet Area

Mr. Doherty shared the Off-Leash Pet Area Committee’s report regarding the plan for the off-leash pet area. The committee decided that the designated area would be the middle spit between the two upriver marinas. Mr. Doherty asked about fencing. The directors discussed, and the topic was tabled for research. Mr. Doherty also shared the rules the committee drafted for the off-leash pet area. Mr. Hawk suggested changing the rule about aggressive dogs needing to be removed to aggressive dogs not allowed, and if a dog becomes aggressive, the dog will need to be removed. The directors agreed.

Mr. Doherty motioned to permit the Off-Leash Pet Area Committee to continue work on the idea for a trial period of not less than one year, be granted upon legal counsel approval, and a temporary fence and signage are in place. Mrs. Martin seconded, and the motion carried unanimously.

STR Cap & Fee

Mr. Tucker reminded the Board that the cap and fee for the 2022 short-term rental program needed to be decided upon at the September meeting.

COMMITTEE REPORTS

Architectural Review

Mrs. Hilton-Americk presented a list of the current construction projects in the community. She added that the committee updated the construction documents and passed them on to the Governance Committee for review and further updating.

Long-Range Planning

Mr. Tucker shared that the committee's survey will be presented at the September meeting.

Facilities/Maintenance

Septic Drain Field Update

Mrs. Martin announced that the septic drain field was improving and that there was only a small portion of spongy ground. Mr. Dibble added that it is not smelly and suggested digging into the ground to investigate. The Board decided that staff would continue monitoring the area.

Park Restroom Update

Mrs. Martin shared that the committee had received one bid for the park restroom septic drain field. She announced that all permits had been approved. Mrs. Martin shared that two businesses had been contracted for lumber. She added that staff member Bill Mann offered to do the framing for the restroom, but the association could also go out for bids.

Dock Update

Mrs. Martin shared that the dock committee is working with The Dock Company on bids.

Water Meter Update

Ms. Browning shared that the problem was with reading the meters and that staff member, Thomas, was going through and fixing any broken radios. She added that a representative from Ferguson would be out in the following week to identify and fix the problem.

Governance

Mr. Dibble shared that the Governance Committee had made updates to the Rules and Regulations and was reviewing them. He added that the committee was also reviewing the Architectural Review Committee's updates to the construction documents.

Social Events/Communications

Mr. Hawk shared that one load of donations had been picked up for the Back to School Drive and that one more load would be picked up the following week.

He added that the Chelan Douglas Health District recommendations for limiting large events due to the rise in COVID-19. After some discussion, the Board decided to cancel the association sponsored Annual Chili Cook-Off.

Also, the board discussed the member sponsored Labor Day Concert and the concerns for proceeding. But no motion was made to cancel, the discussion was tabled for further consideration.

MANAGEMENT REPORT

Staff Update

Ms. Browning shared that the Maintenance/Grounds team has been clearing PUD land for wildfire prevention. She added that Lynsey has been putting together an administrative assistant handbook and was assisting with the commercial lot vote.

Labor Day Weekend

Ms. Browning stated that there would be a permit check over Labor Day Weekend.

Gateway for Clubhouse

Ms. Browning announced that a new gateway would be installed at the clubhouse in a couple of weeks.

Fall Projects

Ms. Browning shared that she had several projects lined up for fall. One project is to clean up Dropbox and transfer the files to One Drive. Another project is to investigate printing options for permits, as she plans to have members pick them up at the office and sign for them instead of mailing them out. A final project is to purge old documents, as per the retention program. Ms. Browning added that staff member, Thomas, would be doing an inventory and painting both the office and the shop.

MEMBER FORUM

Member Patricia Sells asked what can be done with rumors of members short-term renting without approval. Mr. Tucker explained that proof is required for the association to act.

Member, Beth Arias, shared that the lights at the docks were not working. After some discussion, the Board decided that staff would investigate to see if the lighting could be fixed.

EXECUTIVE SESSION

Mr. Tucker motion to move into Executive Session at 6:42 pm to discuss an incident that occurred at the office. Mr. Doherty seconded, and the motion carried unanimously.

The Board moved out of Executive Session at 7:05 pm.

Mr. Doherty motioned that the Board gives the president permission to go to the attorney for advice on a legal issue. Mr. Dibble seconded, and the motion carried unanimously.

At 7:06 pm, Mr. Hawk motioned to adjourn the meeting. Mr. Doherty seconded, and the motion carried unanimously.

Submitted by:
Stacey Browning, Acting Secretary