

Meeting of the Board of Directors Lake Entiat Lodge Associated

August 27th, 2020

TIME AND PLACE

The Board of Directors of Lake Entiat Lodge Associated met on Thursday, August 27, 2020. The meeting was held remotely via Zoom and called to order at 6:05 pm by President Bill Tucker.

PRESENT

Directors present were; Bill Tucker, John Peterson, Dan Russell, Bob Hawk, Chad Evans, and Kim Martin. Two association members, and staff members Jeri Fifer and Lynsey Miller were also in attendance.

APPROVAL OF MEETING MINUTES

Mr. Tucker presented the July 24th, 2020 Board Meeting minutes draft for approval.

Mr. Peterson motioned to approve the July 24th, 2020 Board Meeting Minutes as presented. Mrs. Martin seconded, and the motion carried unanimously.

FINANCIAL REVIEW

Mrs. Fifer stated that the operating budget is underspent to date noting the 3 categories over budget;

1. Garbage is overspent by \$7,300 due to the expense of the yard waste roll-off bins
2. Water is overspent by \$5,200 (meter reading equipment repairs and upgrades, software support and new meters purchased)
3. Other/Contingency is overspent by \$1,800 for the reserve study expense

OLD BUSINESS

COVID-19 Response

Annual Membership Meeting planning

Mr. Tucker shared Annual Meeting suggestions including; conduct the meeting in the park, conduct an online meeting(s) via Zoom, mail a packet including ballots for 2020 Directors election and Special Capital expenditure(s), or cancel the meeting altogether. Discussion followed.

Mr. Russell and Mr. Peterson questioned the difficulty of holding online meetings with such a large number of participants and Mrs. Fifer noted the challenge of managing member questions/input sufficiently. Mr. Tucker and Mr. Russell expressed concern about Board elections and director terms should the Annual Meeting be delayed once again. Mrs. Fifer shared that Governor Inslee issued a proclamation that protects Homeowner Associations unable to conduct an Annual Membership Meeting.

The topic was tabled for further consideration.

Covenant Amendments

Mr. Tucker announced that, after being reviewed by the association lawyer, the covenant amendments were ready to be mailed to the membership for adoption consideration.

Mr. Tucker presented the Covenant vote cover letter draft and explained that the due date of October 15th was decided upon to ensure the covenant amendments vote isn't overshadowed by the presidential elections.

Mr. Russell voiced his desire to review all packet contents prior to delivery to the membership and Mr. Tucker agreed.

Mrs. Martin motioned to approve distribution of the 2020 Covenant Restatement ballot packets to the membership. Mr. Peterson seconded. The motion passed with Mr. Russell abstaining.

NEW BUSINESS

Committee Resolution amendment

Mr. Tucker presented a draft of the Committee Resolution with suggested changes. After discussion, the subject was tabled for further review.

COMMITTEE REPORTS

Capital Improvement/Long-Range Planning

Launch Park Restroom

Mr. Peterson presented a restroom scope of work and final plan to be utilized to gather bids. He shared that the project required membership approval to use Special Capital funds once bids are obtained.

Mr. Peterson noted that the restroom was planned to be ADA compliant and would have commercial grade stainless steel fixtures and internal finishes for ease of cleaning and to be more vandal proof.

Mr. Peterson motioned to publish the Launch Park Restroom Scope of Work and Plan as presented to gain 3 bids for membership consideration of completing the project utilizing Special Capital funds. Mr. Russell seconded, and the motion carried unanimously.

Facilities/Maintenance

Dock Report

Mrs. Martin presented a contract with estimated costs, from Larry Lehman at Grette & Associates, for project management and permitting for the replacement of the docks in the center and most upriver cove. She shared that Mr. Lehman is working with the dock committee to identify redesign and possible relocation of docks as well as the community needs have changed with the increase of larger boats.

Mrs. Martin motioned to approve the Grette & Associates contract for dock permitting and project management, not to exceed \$16,000 from Major Maintenance Reserve fund. Mr. Russell seconded, and the motion carried unanimously.

Office Willow Trees

Mrs. Martin relayed the hazard the willow trees in front of the office and explained that the cost to remove the trees would be approximately \$2,700. All directors were in agreement that the trees were a liability and needed to be removed and approved of Mrs. Fifer utilizing operating funds for the expense. Mr. Russell suggested replacing the trees with some other plant, bush, or tree.

Launch Road Split Entry/Exit Project

Mrs. Martin provided an estimate received for the launch entry road to be installed. The estimate for the asphalt split entry was \$13,684. The next step will be to gain membership approval of the project which requires Special Capital Reserve funds.

Mrs. Fifer shared that a property survey, as requested, had been performed to identify the property line of the community property from a member's private property in regards to the launch road blind corner concern. The survey identified that one large arborvitae is on community property and the other is growing out over community property obstructing the view of oncoming traffic exiting the launch area. She added that in the past, the member did not support the removal or trimming of the shrubs or the tree they had planted. Mr. Peterson asked if the members had a license to encroach, to which Mrs. Fifer responded that they did. It was then noted that the members' license to encroach could be revoked if found necessary to remove the shrub and trim the other landscaping over community property. Mr. Evans suggested purchasing mirrors, to see if that would mitigate the hazard. The subject was tabled for further review.

Social Events

Mr. Hawk explained that, until COVID-19 restrictions are lifted, all social events must be cancelled until Douglas County moves into at least Phase 3 of the Safe Restart plan.

MANAGEMENT REPORT

Mrs. Fifer recommended keeping the pool open until October 15th, weather dependent and none were opposed.

Lastly, Mrs. Fifer reminded the board that a replacement for the yard waste roll-off bins is being researched. She noted several reasons for a change; Waste Management unable to service in a timely manner, foul smell, and an increase in the mosquitos and flies in the area.

Mr. Russell motioned to move into executive session at 7:38 pm. Mr. Peterson seconded, and the motion carried unanimously.

The board moved out of executive session at 8:00pm.

Mr. Tucker announced that the Executive Session was held to discuss personnel matters and no action had been taken.

Mr. Russell motioned to adjourn the meeting at 8:05 pm. Mrs. Martin seconded, and the motion carried unanimously.

Submitted by:
Jeri Fifer, Acting Secretary