

Lake Entiat Lodge Associated  
Meeting of the Board of Directors

March 21, 2015

**TIME AND PLACE**

The Board of Lake Entiat Lodge Associated met Saturday, March 21, 2015. The meeting was held at the Sun Cove clubhouse in Orondo, Washington and called to order by the Board President, Dan Russell, at 9:01 am.

**PRESENT**

The following directors were present: Dan Russell, Darrell Richards, John Howgate, Greg Zeller and Treasurer J. Anderson. Nick Nelson, Walt Wheeler and Brandon Fix were present via conference line. Staff members, Jeri Fifer and Jessicah Curry and three Association members were also in attendance.

**APPROVAL OF MEETING MINUTES**

Mr. Russell presented the February 21, 2015 Board Meeting draft minutes for approval.

***Mr. Richards made a motion to accept the February 21, 2015 meeting minutes as presented. Mr. Zeller seconded and the motion carried unanimously.***

**FINANCIALS**

Mr. Anderson covered the February 2015 financial reports adding that everything is in line to date. Garbage is projected to be under budget in 2015 due to a Waste Management 2014 billing error.

To date the reserve capital account balance(s) are as follows:

Water loan reserve- \$200,337, which is sufficient to make the yearly payment

Water Improvement - \$38,826

General Capital - \$52,271

Special Capital - \$50,589

Mr. Russell reported that a new insurance carrier coverage began on February 9, 2015 and that, even while providing additional coverage, it will be approximately \$4,000 less per year.

***At 9:07 am Brandon Fix joined the meeting via conference call.***

## **Attorney Fees**

Mr. Russell relayed to the board that, since August of 2014, the Association has incurred approximately \$2,000 in attorney fees in regards to current litigation involving a tree compliance issue.

## **OLD BUSINESS**

### **Collection Policy**

Mr. Anderson presented a draft collection policy and procedure for consideration. The new procedure presents additional opportunities for collections of delinquent accounts. Upon final approval the revised collection policy will be sent to all members. Discussion followed.

Mr. Russell will have the Association attorney verify that the draft policy is in compliance with the law.

***Mr. Nelson made a motion to accept the Collection Policy as presented, subject to the review by the Association attorney. Mr. Howgate seconded and the motion passed with none opposed.***

### **Community Firewise Plan**

Mr. Nelson, Mr. Richards, Mrs. Fifer and fire specialist Bill Berrigan are working to provide a project timeline for implementation of the Sun Cove Firewise Plan. Staff will be completing an application to submit to the Department of Natural Resources (DNR) for potential cost-sharing of the work needed to implement the Sun Cove Community Firewise Plan. A DNR representative and Mr. Berrigan will provide a presentation to the members at the Annual Meeting.

## **COMMITTEE REPORTS**

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

Mr. Zeller shared the recently prepared conceptual drawing showing the future plans of facility locations and expanded activities and functions. The focus is to discover what serves the community the best, both now and in the future. Board members were asked to forward any further ideas and suggestions to Mr. Zeller for inclusion. Discussion will continue at the April board meeting with a presentation and requests for feedback from the membership at the April 25<sup>th</sup> annual meeting.

After discussion, Board consensus was to hire a professional to provide a drawing of the new community expansion plan, as a comparison to the initial proposed plan and our current facilities/locations.

***Mr. Richards made a motion to fund up to \$3,000 for the development of an additional community expansion conceptual plan. Mr. Zeller seconded and the motion passed with none opposed.***

At 10:03 am Treasurer J. Anderson left the meeting.

## **Electronic Voting**

Mr. Howgate and Mr. Fix presented recent findings and the differences between proxy and electronic voting. Mr. Fix provided information on the technology to be utilized and a breakdown of potential expenditures. Mr. Howgate shared the legality of electronic voting: That, in order for the Association to consider electronic voting, the Association Bylaws would need to be amended.

It was requested that a demonstration of the procedure be provided before committing to Bylaws changes and potential associated costs are incurred. Board consensus was to allow Mr. Fix to provide and set up all equipment necessary at the next Board Meeting, April 18, 2015 for this demonstration.

## **Vendor Policy**

Mrs. Fifer presented the revised vendor policy allowing for various on-site activities to be available to Association members.

After a lengthy discussion it was determined that these benefits, such as exercise classes, would be acceptable provided certain parameters were met by instructors. Board consensus was to include a "release and hold harmless" statement in the policy. Mr. Russell will contact the Association insurance broker to provide input prior to a final decision by the board.

## **Facilities/Maintenance/ARC**

Mr. Richards reaffirmed that future Facilities and Maintenance projects and development hinge on the Community Firewise Plan expenditures, still unknown. Additional planned major capital expenditures are currently on hold for 2015 until final implementation expenses are obtained.

Mrs. Fifer reported that a conference call, regarding a recent challenge with Sun Cove's water system electrical equipment, took place with Mr. Knight, Mr. Zeller and Douglas County PUD representatives. All parties are coordinating the process of elimination of possible causes.

Mrs. Fifer presented an assessment from a local dock company of all Association docks as well as a replacement quote for the aging concrete docks. Board consensus was to have staff procure an independent engineer to provide a report on the state of the Association docks so costs for repairs and/or replacement needs can be discovered and planned for accordingly. Mr. Nelson noted that it would be beneficial to also provide planning for the growing population of large, pontoon-style boats that have special mooring requirements.

## **Social**

Mr. Howgate shared that the Pancake Breakfast will be the day after the Annual Meeting. The following events are in need of a chairperson: Chili Cook-Off, Oktoberfest, Golf Tournament and the Holiday Celebration Decorating Party. He also shared that by popular demand, the band CRISIS, who performed on the 4<sup>th</sup> of July 2014, will be performing again this year.

## **NEW BUSINESS**

In preparation for the Annual Meeting, Mr. Russell requested that all agenda items be presented for discussion at the April board meeting.

## **STAFF REPORT**

### **Water Meters**

Mrs. Fifer shared that staff will complete the installation of the new meters by the end the day. The first reading will take place in April and will be done monthly.

### **Ross Yard Waste dumping concerns**

Mrs. Fifer shared concerns expressed by the Ross's in regards to improper dumping, namely that members are not placing yard waste in proper locations. Discussion took place as to ways to improve this situation and it was decided that Mr. Nelson would correspond with them about possibly providing some moveable signage and other ways that might help this situation. On behalf of all of the members, the Board of Directors would like to express its continued gratitude to the Ross's for the use of their property and allowing this privilege.

## **OWNER CORRESPONDENCE**

The next Board Meeting will take place on April 18<sup>th</sup> at 9:00 am in the clubhouse. The Annual Meeting will take place on April 25<sup>th</sup> at 9:00 am at the Orondo Elementary School.

***The meeting was adjourned at 11:33 am. Mr. Russell moved, Mr. Zeller seconded and the motion carried unanimously.***

Submitted by:

Jeri Fifer, Acting Secretary