

Lake Entiat Lodge Associated Meeting of the Board of Directors

November 23rd, 2019

TIME AND PLACE

The Board of Directors of Lake Entiat Lodge Associated met on Saturday, November 23rd, 2019. The meeting was held at the clubhouse in Orondo, Washington and called to order at 9:07 am by Vice President Neil Doherty.

PRESENT

Directors present were; Neil Doherty, Bob Hawk, Chad Evans, John Peterson, and Dan Russell. Directors Bill Tucker and Kim Martin attended the meeting remotely. Treasurer, Jack Anderson, 11 association members, Water Manager Don DeFord and staff members Jeri Fifer, Lynsey Miller and Curtis Rabey were also in attendance.

APPROVAL OF MEETING MINUTES

Mr. Doherty presented the October 19, 2019 Board Meeting minutes draft for approval.

Mr. Hawk made a motion to approve the October 19, 2019 Board Meeting Minutes. Mr. Russell seconded, and the motion carried unanimously.

FINANCIAL REVIEW

Short-Term Rental Cap & Fee for 2020

Mr. Doherty shared the effects the vacation renters have on the community; higher than normal use of the facilities and the impact on the wellbeing of the members. Mr. Russell shared that the recently adopted Short-Term Rental Rules were developed as a means to force members renting on a short-term basis to be better managers of their property and infractions were reduced. Mrs. Martin noted the positive effect being that the majority are nice families and some purchase property after visiting the community. Mr. Evans proposed the rental cap be set by a member annual vote. Members in attendance shared their opposition to increasing the cap. Discussion followed including the effects and needs for safety service patrols and the need for more staff presence at the pool.

Mr. Doherty made a motion to decrease the short-term rental cap by 1, for a total of 17. Mr. Tucker seconded, and the motion carried with Mrs. Martin abstaining and both Mr. Evans and Mr. Russell opposed.

Mr. Russell motioned to raise the short-term rental fee to \$1,100. Mr. Peterson and Mr. Evans seconded, and the motion carried unanimously.

Mr. Anderson reported that the 3rd quarter financials identified being underspent by .08% after the reallocation of project expenses to the appropriate reserve accounts.

2020 Budget Acceptance

The 2020 draft budget was presented.

Mr. Peterson made a motion to approve the 2020 budget with the short-term rental fee and cap amendments. Mr. Tucker seconded, and the motion carried unanimously.

OLD BUSINESS

Vendor Policy

Mr. Doherty presented a draft of changes to the existing policy. Mr. Russell volunteered to provide an amended draft and the matter was tabled.

Dean Construction Project

Mrs. Fifer provided the Dean's request for another construction extension. Discussion included the fact that the Deans do not reside in the community in the winter and that construction began before association approval. Consensus was to provide a final 90 day extension.

Mr. Doherty motioned to provide the Dean's a final 90 day construction extension to amend the structure to meet the plans as submitted and approved by the Board of Directors. Mr. Peterson seconded, and the motion carried with Mrs. Martin opposed.

NEW BUSINESS

Board Meeting Calendar

Mr. Tucker presented a monthly calendar of board meeting agenda topics. He requested that all review and provide input as the calendar will be published to the members once accepted.

Dave Nelson Covenant Waiver Vote Results

Mr. Tucker announced that the Dave Nelson Covenant waiver vote, regarding the property at 101 E. Marine View Drive, had passed with 227 members in favor of granting the proposed variance and 14 not in favor in early results.

Mr. Doherty motioned for legal counsel to be consulted for proper waiver vote recording. Mr. Evans seconded and the motion carried unanimously.

COMMITTEE REPORTS

Facilities/Maintenance

Mrs. Martin reported that the old play structure had been removed by staff which will save on the estimated cost of the new play structure. She shared that the new play structure was schedule to be installed in the spring.

Mrs. Martin also reported that the commercial mower being considered had been discontinued, but that the floor model was available and had been purchased at a reduced price.

Covenants

Mr. Doherty reported that the Covenants Committee would meet directly following the Board meeting. He stated that the proposed Covenant amendment work was near completion and that the next step would be to present the proposed amendments to the membership for input via an online survey. Once this input is considered, the proposed Covenant Amendments will be mailed with ballots to the membership for adoption consideration.

Social Events

Mr. Hawk reported that the Grapes & Grub event had been a success. He also reported that the Christmas Decorating Party would take place on Tuesday, December 3rd at 4pm.

STAFF REPORT

Mrs. Fifer introduced Don DeFord, the association's contracted water manager. Mr. DeFord shared that he had no immediate concerns regarding the water system.

MEMBER CORRESPONDENCE/QUESTIONS

A members' request to move the date of the short-term rental lottery from February to October was presented. The matter was tabled for future consideration as the request was received too late in the year for consideration of 2020 implementation.

A members' request to have a fine waived was presented. As the member had received a warning prior, consensus was that the fine would not be forgiven.

Mr. Evans motioned to uphold the fine for the camping violation. Mr. Peterson seconded and the motion carried unanimously.

A group of members in attendance presented concerns regarding RV's being placed and utilized in the 25' setback. Mr. Doherty stated that as a group of member's legal counsel had presented a complaint to the association, without providing a list of names, the association's legal counsel will present all return communications regarding the matter.

EXECUTIVE SESSION

Mr. Russell motioned to move into an Executive Session at 11:25am. Mr. Evans seconded and the motion carried unanimously.

Mr. Russell motioned to conclude the Executive session and move back into the Board Meeting at 11:58pm. Mr. Tucker seconded and the motion carried unanimously.

Mr. Doherty shared the results of the Executive Session. A member, along with an unnamed group of members, had begun communicating with the association through legal counsel. The Board will honor the attorney client privilege, which we believe to exist, until written notification that such engagement between these members and their legal counsel has been dissolved.

Furthermore, the Covenants will continue to be enforced as currently written, and interpreted by the association legal counsel and the Board of Directors, until Covenant Amendments are adopted by the membership.

Members are encouraged to present complaints and concerns in writing to the Board of Directors, and to provide adequate time to review and consider such communications. Mail to: Lake Entiat Estates Board of Directors, 250 W. Beach Dr., Orondo, WA. 98843 or emailed to boardofdirectors@suncove.net. The Board will review and consider such communications at the next board meeting, which dates are publicized on the association website www.suncove.net.

Mr. Doherty motioned to adjourn the meeting at 12:05pm. Mr. Russell seconded and the motion carried unanimously

Submitted by:

Jeri Fifer, Acting Secretary