

**Lake Entiat Lodge Associated
Meeting of the Board of Directors**

May 25, 2018

TIME AND PLACE

The Board of Directors of Lake Entiat Lodge Associated met Friday, May 25, 2018. The meeting was held at the clubhouse in Orondo, Washington and called to order by Board President Mr. Russell at 5:58 pm.

PRESENT

Directors present were: Dan Russell, Nick Nelson, Darrell Richards, Bill Tucker, Bill Kneadler, John Peterson and Neil Doherty. Staff members Jeri Fifer, Jason Knight, Jessicah Curry and 24 Association members were also in attendance.

Mr. Russell welcomed newly-elected Directors John Peterson and Neil Doherty, as well as all Association members in attendance.

APPROVAL OF MEETING MINUTES

Mr. Russell presented the March 30, 2018 Board Meeting minutes draft for approval.

Mr. Tucker made a motion to approve the March 30, 2018 Board Meeting Minutes. Mr. Richards seconded and the motion carried unanimously.

FINANCIAL REVIEW

Mr. Anderson was not present to report. Mrs. Fifer shared that assessment delinquencies are at an all-time low of \$562 outstanding.

OLD BUSINESS

Douglas County Right-of-Way Encroachment Enforcement

Mr. Russell opened the floor for Mr. Peterson to report.

Mr. Peterson shared the need to form a committee with the intent of gathering information, collating potential solutions and disseminating this information to the members. Some initial direction of the committee will be to address:

- 1) Surface water management with the County
- 2) Reviewing and obtaining viable costs associated with encroachments and how to remedy
- 3) Discovering a true cost of the Association to maintain the roads and which roads, specifically, would be involved

Quotes are currently being obtained from surface water management consultants John Torrance and Larry Cordes and their respective companies. Research into the cost of all options is ongoing. One additional option is the development and formation of a coalition of members currently being contacted by the County in regards to encroachments and ditch replacement.

Mr. Peterson added that the County has taken the position that information regarding encroachments is between the taxpayer and the County.

Mr. Russell shared that the Association had submitted a request to the County to delay their meeting on May 30th, to which they responded they would supply the Association with future available dates. Board consensus was to wait for the findings of the next meeting with the County and react appropriately.

The floor was opened to questions from the members and discussion followed with the recommendation to establish a formal committee.

Mr. Peterson made a motion to establish the “Douglas County Stormwater/Encroachment Fact-Finding Committee.” Mr. Nelson seconded and the motion carried unanimously.

The Douglas County Stormwater/Encroachment Fact-Finding Committee will continue to research the costs and consequences of all discernible courses of action. Committee members are John Peterson, Nick Nelson, Darrell Richards, Neil Doherty, Walt Wheeler and Dan Russell.

Lot Maintenance Covenant

Mr. Richards recommended the Lot Maintenance Covenant, as originally drafted by legal counsel and reviewed at the Annual meeting, be mailed for a membership vote.

Mr. Richards made a motion to issue the Lot Maintenance Covenant vote to the membership. Mr. Kneadler seconded and the motion carried with Mr. Tucker opposed.

Additionally, attending member Don Sass recommended the Covenants be amended and restated to improve ease in understanding vs. the current multiple standing documents. After discussion, it was recommended that this will be considered in the fall.

Short-Term Rental Rules

As the previously-presented short-term rental rules were adopted by the Board at the last meeting, consensus was to mail these Rules to the members approved to rent in 2018, with a reminder that incidents are now being tracked.

Board consensus was to implement the short-term rental rules as of May 25, 2018. All compliance and complaints will be logged the remainder of the year and members will be denied the privilege to apply in 2019 if multiple demerits are logged by the year's end.

Greater Wenatchee Irrigation District Access

Mr. Richards reported that the Association has received the Greater Wenatchee Irrigation District (GWID)'s conditions for the crossing requested, including the need for possible additional insurance. Mr. Russell will contact the Association's insurance agent for review.

Mrs. Fifer also shared that the United States Bureau of Reclamation (USBR) had reported to the GWID manager, Mike Miller, that they had received a letter from Alzira Zollo with a request/intent to stop the project. Mr. Miller was informed that Mrs. Zollo-Dean is an Association member and the owner of 335 Lakeview Avenue, a property which borders the GWID property. The Association will provide a reply to USBR to confirm this member is one of 440 members, is not authorized to speak on behalf of the entire Association and represents only her interest in stopping Association members from being able to access the upriver park in front of her home.

NEW BUSINESS

Association Compliance/Camping & Setback Violations

Mr. Russell opened the floor to members in attendance to voice their concerns, specifically regarding compliance letters that had recently been delivered to 9 Association members with intent to address camping in the right-of-way and setback violations recently reported to the Association.

After several members disputed the Covenant definition of a "building" and "dwelling" in regards to trailers, RVs, motor homes, camp trailers, etc., Board consensus was to place a hold on enforcement until such time as the Covenant can be clarified by the Association's legal counsel.

Election of Officers

Mr. Russell nominated Nick Nelson to remain as Vice President. Mr. Nelson nominated Mr. Russell to remain as President. Mr. Tucker shared his desire to run for president as well. Discussion followed as to whether or not the Vice Presidency is intended as a position for the successor of the President. Succession planning will be developed by Mr. Russell and Mr. Tucker and presented to the Board for future consideration

As none were opposed, Mr. Russell was elected as Board President, and Mr. Nelson as Vice President.

COMMITTEE REPORTS

2018 Annual Meeting Recap

Mr. Russell opened the floor for Director feedback regarding the Annual Meeting. Mr. Peterson suggested that the Board preface the meeting by stating the meeting is limited to the agenda items. Mr. Doherty added that a topic should be presented by one Director.

Long-Range Planning

Mr. Tucker shared that the committee will have a meeting on June 30th, 2018 at 8:30am, with the intent to secure accurate priorities for new amenities. He reported that the Special Capital Reserve Fund is accruing approximately \$88,000 a year.

Facilities & Maintenance

Mr. Nelson reported the pool resurface project has been completed. He reported that the sprayer recently purchased for fertilizing and weed control is being utilized by the maintenance team. Mrs. Fifer reported that the Association is currently down one maintenance/grounds seasonal employee, and that efforts to hire for the position are ongoing.

Rules & Regulations

Community-Wide Rules draft— Mr. Kneadler stated action is on hold until the Lot Maintenance Covenant vote has been confirmed.

Board consensus was that Mr. Russell and Mr. Tucker will chair the Communications committee, and Mr. Kneadler will chair the Social committee with Association member Jenna Knight as lead. Mr. Peterson and Mr. Doherty will join the Architectural Review committee.

STAFF REPORT

Height restriction Covenant enforcement— Mrs. Fifer recommended that in the event of a tree or home height complaint is received, a professional survey be performed to ascertain proof, and either the member complaining or the member out of compliance would be responsible for the cost of the survey. Staff would continue to initially ascertain a preliminary review before contacting the tree/building owner.

As the Association currently only has one addressable complaint, no further rules will be entertained at this time. A letter will be sent to the current member to bring their tree into compliance.

Association counsel— Mr. Richards requested that the Association look into hiring a local HOA-specific attorney. Discussion followed with the matter tabled at this time.

The next board meeting will be Friday, June 8th at 6:00pm at the clubhouse.

Mr. Doherty moved, Mr. Peterson seconded and the motion carried unanimously to adjourn the meeting at 8:40 pm.

Submitted by:

Jeri Fifer, Acting Secretary