

Lake Entiat Lodge Associated Meeting of the Board of Directors

August 17, 2018

TIME AND PLACE

The Board of Directors of Lake Entiat Lodge Associated met Friday, August 17th, 2018. The meeting was held at the clubhouse in Orondo, Washington and called to order by Board President Mr. Russell at 6:03 pm.

PRESENT

Directors present were: Dan Russell, Nick Nelson, Darrell Richards, John Peterson, Bill Tucker, and Bill Kneadler. Staff members Jeri Fifer, Jason Knight, Jessicah Curry and 2 Association members were in attendance.

APPROVAL OF MEETING MINUTES

Mr. Russell presented the July 20th, 2018 Board Meeting minutes draft for approval.

Mr. Tucker made a motion to approve the July 20th, 2018 Board Meeting Minutes. Mr. Richards seconded and the motion carried unanimously.

FINANCIAL REVIEW

Mr. Russell commented that the budget is in line other than Labor, which is underspent due to hiring challenges and firewise work not yet completed.

OLD BUSINESS

Water System Update/Repair

Mr. Knight provided a water system update. He shared that Well #3 and #4 had been having issues. After troubleshooting had been completed by Grey's Electric, a failed motor to the pump for Well #4 was discovered. The most likely cause was incorrectly-sized wire used at installation. The motor for Well #4 has since been replaced, and the well is now functioning correctly.

Well #3, installed in 1997, has had codes which indicate that the motor has weakened and is likely to fail soon. After discussion, Board consensus was to have Well #3's motor and pump inspected and schedule any necessary repairs this fall.

Mr. Kneadler made a motion to authorize the purchase of a new pump and/or motor for Well #3. Mr. Peterson seconded and the motion carried unanimously.

Mr. Tucker made a motion to authorize the \$20,303.81 expenditure toward repairs and replacement of the new motor for Well #4. Mr. Kneadler seconded and the motion carried unanimously.

Douglas County Encroachment Enforcement

Mr. Russell reviewed the Board of Directors' conference call that took place on Friday, August 3rd, 2018. Mr. Peterson had met with a County representative, on his neighbor's behalf, and had new information to share with the Board for consideration prior to our response to the County. As it was imperative to not delay our response until the next Board meeting, Mr. Russell had set and requested the conference call.

After discussion during the conference call, consensus was to change the committee agenda being provided to the County. Mr. Tucker was nominated and accepted a position on the Storm water encroachment committee. The updated agenda had since been supplied to the County. Mr. Peterson shared that the Stormwater/Encroachments Fact-Finding Committee followed up with a conference call of its own, affirming its goal of resolving all encroachments with as minimal cost as possible by offering alternative solutions to the County.

Mr. Kneadler asked what the end goal of the committee was. Mr. Peterson responded that the goal is to resolve all encroachment and storm water issues. Mr. Nelson shared that the County may wish to avoid spending funds to mitigate the stormwater issues in our community.

The Board affirmed its position that the Association would not be involved in assisting individual members with their encroachments. Mr. Tucker noted that the Association has set such precedence in the past, regarding several members who had encroached onto the Chelan County PUD land.

Lot Maintenance Covenant

Mr. Russell opened the floor to the Board for suggested changes on the Lot Maintenance Covenant before it is provided to the membership for a vote.

Mr. Richards suggested that some light editing for clarification purposes be effected, as per the recommendation of the Association's legal counsel. While the vast majority of members who took the online survey were in favor of adopting such rules as-presented, a minority recommended "community aesthetics" standards be differentiated and compartmentalized from safety (firewise) concerns.

Mr. Richards volunteered to work with the Rules Committee to supply the final draft of changes for the Board to review. The goal is to mail to the membership for approval within the next few months.

RV/Setback Compliance Clarification

Mr. Russell reported that the association attorney feedback regarding this situation is congruent with the feedback received in 2011, as the Covenants have not since changed: If an RV is hooked up to sewer and water, it must be on a permanent foundation, and be located within the property line setbacks. Mrs. Fifer shared that in 2011 the Association had required members camping in violation of the Covenants to either move onto their lots or move, or place their RVs in Ross storage. At that time all members involved complied.

Mr. Richards suggested that a letter be issued to those involved, confirming and clarifying the standing Rules and Covenants to allay any more confusion.

Discussion followed, particularly with Mrs. Lade, member in attendance, who declared that her attorney contests the Association's lawyer's interpretation of the Covenants. Board consensus was to hold on enforcement until Mrs. Lade's attorney provided the relevant documents.

Greater Wenatchee Irrigation District Crossing Agreement

Mrs. Fifer reported that the appropriate signage would be installed in the next few weeks. Clearing could also begin at this time. Board consensus was for staff to obtain a bid for this work to be completed.

COMMITTEE REPORTS

Capital/Long-Range Planning (LRP)

Mr. Tucker shared the intent of holding a long-range planning meeting over Labor Day Weekend. The meeting is open to members for participation, with the particular intent of encouraging the present members to assist with prioritizing what new amenities are presented to all owners in a subsequent survey and, ultimately, at the April 2019 annual meeting.

Mrs. Fifer shared that upriver lagoon dock degraded substantially over the summer. The Facilities and Maintenance Committee agreed to assess options for repair or replacement.

Facilities & Maintenance

Mr. Nelson requested requirement clarification regarding the Association walkway easement on Michael and Alzira Dean's property in relation to their construction plans. Discussion followed with Mrs. Fifer to provide the Dean property deed and plat map to the Board of Directors for review and consideration, particularly what encroachments onto and over the walking easement are allowed.

Rules & Regulations

Mrs. Fifer requested direction with verification of member reports of speeding within the community. Board consensus was to inform members that calling the Sheriff is the appropriate course of action in the event of speeding on county roads.

Social Events

Mr. Kneadler shared that some members had organized to secure a musical band for the benefit of the entire membership on the Saturday evening before Labor Day. The members had made a request that the Association pay for the stage. After discussion:

Mr. Nelson made a motion to authorize \$750 for the rental of a stage for the concert September 1st, 2018. Mr. Tucker seconded and the motion carried unanimously.

STAFF REPORT

Mrs. Fifer shared she had received a request from community members Ernie Kaiser and Rebecca Schmidt, stating that their property access was impacted by a fire hydrant. The hydrant should have been installed between two properties but instead had been placed in the center of their property access. Board consensus was that moving the hydrant was the Association's responsibility.

Mr. Nelson suggested that it may be prudent to additionally install drainage mitigation at that time.

Mrs. Fifer also reported that despite hiring a vendor to provide the recommended chemical pest spraying, the fruit trees continued to become invested, so the trees were cut down as per the orders of the Chelan-Douglas Horticultural Pest & Disease Board. The upriver orchard trees, maintained by Otto Ross, were over 100 years old and were no longer producing well.

MEMBER CORRESPONDENCE

Patricia Sells, member in attendance, volunteered to assist staff with firewise administrative work. The Board thanked her for her consideration.

Mr. Nelson moved, Mr. Richards seconded and the motion carried unanimously to adjourn the Board meeting at 8:50 pm.

Submitted by:

Jeri Fifer, Acting Secretary