

Lake Entiat Lodge Associated

Meeting of the Board of Directors

April 23, 2010

Time and Place

The Directors of Lake Entiat Lodge Associated met on Friday April 23, 2010. The meeting was held at Brandon Fix's home at Sun Cove, Orondo, Washington. The meeting was called to order by President Dan Lungren at 7:30 PM.

Present

The following Directors were present Dan Lungren, Greg Zeller, Brandon Fix, Bryan Wheeler, Margaux Mason and Nick Nelson. Alex Osenbach and Ken Flynn were in attendance representing the Association's management company. Grace McClellan the Site Manager, was also in attendance. Mr. Osenbach acted as secretary for the meeting.

Approve Board Meeting Minutes

After review the minutes of the February 24, 2010 meeting of the Directors were corrected; the spelling of Margaux Mason was corrected and Mr. Zeller asked that the minutes reflect that the "Night Sky" friendly outdoor lighting was for the pool deck and that dock lighting was also being researched. Following a motion by Mr. Zeller and a second by Mrs. Mason the minutes of the February 24, 2010 meeting of the Directors were approved as corrected.

Following a motion by Mr. Zeller and a second by Mrs. Mason the minutes of the March 24, 2010 meeting of the Directors were approved as submitted.

2010 March Financial Statements

The Board reviewed the March 2010 Financial Statements. Mr. Osenbach reported that operating cash was \$123,042 and that cash in reserves was \$515,873. Cash position has improved over 2009 by \$187,000 and that liabilities have decreased by \$94,000. The three month operating surplus was \$35,882 as compared to a budgeted surplus of 11,504.

The Board spent time discussing the outstanding assessments and the results of the collection efforts being made over the past month. The Board was supplied with an aging analysis as of April 23 which reflected that these were 14 owners with balances over \$1,000 with a total of \$35,517. This was an improvement over the \$62,697 at the end of March.

Clubhouse Rental Application

The Board revisited the recommendation for adopting a formal application process for events that are held in the Clubhouse and in Common areas of Sun Cove. The board will recommend the adoption of event fees and have the members voted on these fees at the annual meeting on April 24, 2010. Those fees would be: 50 people or less \$50; 51-75 people \$100; 76-150 people \$150 and 151 and greater \$300.

Committee Reports

Social Committee – The Pancake Breakfast is on for Sunday after the Annual Meeting. Bryan will begin planning the breakfast with the help of Clubhouse staff and volunteers. Donations will be accepted to offset costs as this is a new event. Proceeds will go toward the Community Social Event account which will allow the social committee to plan more events for the association.

Facilities, Maintenance, Operations, and Personnel Committee – *Monument Landscape* - Margaux Mason reported that the committee was ready to proceed and that the work would be completed before Memorial Day. Following discussion and a motion duly made and seconded the following motion was unanimously adopted:

Resolved that the Committee is authorized to spend up to \$5,000 to improve the landscaping around the entry sign monuments.

It was also reported that the signs are scheduled to be repainted. It was first thought that the work could be accomplished on site. However, after the contractor inspected the sign he felt that the work needed to be done in their shop. The work is schedule and should be accomplished in the next several weeks.

Shoreline Improvements – Mr. Lungren reported that Mr. Vetter has a revised Mitigation plan submitted to the county and expects to receive approval from the county/corps in the next several weeks.

Shed Resolution - No action was taken at this time.

Irrigation of Spoils Pile - No action was taken at this time.

Golf Carts – It was reported that Sun Cove was to be a test area for the county on the use of Golf Cart on the county roads. The first step is that the county needs to pass an ordinance which would establish a registration fee (a sticker issued by the county) and a time frame that the carts could be use such as ½ hour after dawn and a ½ hour before dusk. Also the driver would need to be licensed. There may be other requirements included in the ordinance.

Recycle Program - No action was taken at this time. Brandon Fix would report on the recycle issue at the annual meeting and presented the material that he would utilize at the meeting. The board would like to receive an indication from the members as to the membership's wish to continue with a recycle program on our own.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 8:30 PM. The Board continued to discuss the agenda items for the annual meeting.

Submitted by
Alex Osenbach
Managing Agent