

**LAKE ENTIAT LODGE ASSOCIATED**  
**Minutes of the Meeting of Directors**  
**February 22, 1995**

**TIME & PLACE**

There was a meeting of the Directors of Lake Entiat Lodge Associated on Wednesday, February 22, 1995. The meeting was held at the home of Neil Doherty in Snohomish, WA. The meeting commenced at 7:15 pm.

**PRESENT**

The following Directors were present, Neil Doherty, Dan Russell, Nick Nelson, Dean Murphy, Marcia Kindig, and Renee Mus. Also present were Jane Hren, Treasurer, Jean Holmes, Secretary, and David Betz, Managing Agent. Neil Doherty acted as Chairman and David Betz acted as Secretary.

**APPROVAL OF MINUTES**

The minutes of the October 26, 1994 meeting of Directors were reviewed. After a motion duly made and seconded, the minutes were unanimously approved as submitted.

**FINANCIAL REVIEW**

David Betz presented to the Board of Directors the financial statements of Lake Entiat Lodge Associated for the year ended December 31, 1994. The Statement of Income and Balance Sheets were reviewed by the Board. A schedule of delinquent Accounts Receivable dated February 21, 1995 was reviewed by the Board. After discussion and a motion duly made and seconded,

**RESOLVED THAT:**

All delinquent owners with outstanding balances in excess of \$1,000 who have not made arrangements with the Association shall be sent a letter with a 15 day demand notice for payment of their account. If there is no response from the owner in the time period, the account will be turned over to a collection agency for collection of the account.

The need for a capital reserve study was discussed by the Board. The analysis will be worked on by the management company with the help of Jane Hren.

**RULES & REGULATIONS REVIEW**

A draft of penalty charges for violations of Rules and Regulations for members of Lake Entiat Lodge Associated were discussed by the Board. After discussion, Neil asked each Board member to bring to the next meeting proposed monetary penalties for infractions of rules for discussion. The Board adjourned for a 10 minute break.

**CORRESPONDENCE**

The Board reconvened and discussed the correspondence between Douglas County and the Association regarding the lignositing of county roadways in the development and a drainage issue. After discussion, the Board instructed the management company to follow up with Douglas County and

communicate the Associations desire to have all 4.5 miles of the county roadways lignosited as soon as possible. A drainage issue was discussed by the Board and the status will be monitored in the future.

The Board discussed a letter received from a homeowner regarding the use of Association property. After discussion, the Board asked the management company to respond to the letter with the Associations' policy regarding the topic.

The Board discussed the status of a setback violation. The Board instructed the management company to follow up on the status of the violation with the owner.

The Board discussed a letter from a homeowner requesting the re surveying of the entire subdivision. After discussion, the Board requested that the management company respond to the owner stating it was not feasible to undertake at this time.

The Board discussed a letter from the Postmaster of Orondo regarding the approval of a limited route extension at Sun Cove. After discussion, the Board decided to bring the information regarding the extension and the proposed cost to install the new boxes to the annual meeting of members for their input.

#### **MANAGEMENT AGREEMENT AMENDMENT**

Neil Doherty explained the amendment to the management agreement which was negotiated by him with the management company. After discussion, the Board unanimously ratified the actions of Neil Doherty in his negotiations with the management company. Neil also informed the Board that Scott Holliday, an employee of the management company, will be assuming the responsibilities of David Betz over the next year. David will still be involved in the financial matters.

#### **OTHER**

The date of the annual meeting will be April 22, 1995 at 10:00 am. The place is still being determined. The Board asked the management company to research alternate locations in the Wenatchee and Chelan areas. The management company will advise the Board of the location choices.

The quality and the status of the water system was discussed. After discussion, the management company stated that it is continuing to monitor for problems and taking all action possible to correct problems.

#### **NEXT MEETING**

The next meeting of the Board is March 20, 1995 at 7:00 pm at the home of Neil Doherty.

#### **ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned at 9:40pm.

Respectfully Submitted By

David Betz  
Acting Secretary

Correct:

Neil Doherty  
President