

ETLOA Board Meeting
June 23, 2019
Minutes

The meeting was called to order at 4:08 PM on June 23, 2019

In attendance were:

Art Volk (Director)
Ed Belinski (Director)
Jeanne Stevens (Director)
Lauren Grady (Director)
Jeff Ashby (resident)
Mary Bochain (resident)
Jonathon Sparling (resident)
Dorothy Volk (resident)
Dennis Couture (resident)
Bill Noel (resident)

A quorum was established. Notice of meeting was waived.

Jeff Ashby described the purpose of the Board Meeting. He noted that previous meeting minutes are posted on the ETLOA website and that these minutes would be posted upon board approval.

Activity Report (Art):

EE Hill: 6 lots are currently for sale and numerous others have changed owners in the past year. 3 lots have building construction ongoing or planned.

Ross: 2 lots are currently listed for sale. Building plans have been approved for 4 lots and one of those has building in progress.

The annual letter was mailed to 91 addresses, with 9 letters returned as undeliverable. There are approximately 40 owners on our email list.

Financial Report (Art): Art Volk reported the bank account balance was \$4300.89. Approximately 16 owners have paid 2019 annual dues with more coming in every day. Approx \$500 in bills and invoices have been paid since last summer.

The Board approved a 2019-20 budget very similar to last year's with expenses for website, post office box, and letter mailing. The budget will be posted to our website before the member meeting on July 13.

Dues were set at \$15 per lot this year. If the same response is received as last year, annual revenue will cover insurance costs. Dues payments are being tracked by spreadsheet.

Discussion item – Wolf Den VRBO

There was a lengthy discussion about events being held at the Wolf Den VRBO, and the impacts on our community resulting from those guests, specifically noise, traffic, parking, and concern for wildfire. One of the Wolf Den owners, Jonathon Sparling, spoke about the large events they had planned in the coming years, primarily 2 more scheduled weddings in 2019, and 10 more in 2020/2021. He also described their proposed actions to control impacts. After hearing the discussion, the Board agreed to send a letter to Wolf Den owners citing covenant violations and requesting additional mitigation actions. A second letter stating the ETLOA position on Wolf Den event impacts was provided to Lake County Planning and Zoning department at their request.

Discussion item – pre-manufactured homes:

At least one owner has proposed erecting a pre-manufactured home (not a mobile home). Our covenants are clear that pre-manufactured buildings are allowed provided they comply with Architectural guidelines.

Discussion item – Roads: EE Hill owners are grading and plowing their primary access road through individual and combined efforts – ETLOA is not contributing or managing EE Hill drive. Lake County adopted, and is maintaining Ross drive, and has agreed to plow Otelia when they can get to it. Directors agreed that the association will NOT attempt to take on road maintenance this year.

Discussion item – Architectural review: Our architectural review process seems to be working well. Submission is easy with just a site plan, one elevation to verify building height, and external materials and colors to ensure the buildings blend into the environment. EE Hill lots do not have building envelopes so we use Lake county setbacks. For Ross, the building envelopes are used as they are more restrictive.

Review of Annual Meeting Agenda: A general membership meeting is planned for July 13. The Agenda shown below was reviewed. It will include discussion of finances and budget for 2019-20 and election of two or three Directors for 3-year terms to replace Ed Belinski who has completed his term, and Art Volk who has asked to be replaced at his 2 year point. Jeanne Stevens agreed to coordinate food and drinks for a small picnic after the member meeting.

July 13 meeting agenda:

- Introduction, agenda, refresher on ETLOA intentions (Art)
- Quorum determination (Lauren)
- Annual report (community activity and website) (Art)
- Financial Report including dues (Art)
- Discussion items (Art)
- Director nominations and election (TBD)
- Adjourn for picnic (Jeanne)

This meeting was adjourned at 6:51 PM.