

LCPC General Meeting Minutes – Monday, Sept. 21, 2026

Meeting was called to order at 6:00pm in a conference room at the Lake Chelan Community Center.

Board members in attendance: Rod Anderson, Barbara Sovde, Brett Davis, Cherie Schmidt, Charles Glenn

Members in attendance: approximately 55

Meeting objectives: Quick club update, transition to 501(c)(3), hear a presentation by Brooke Isaak regarding the potential of an indoor pickleball facility at the LC Community Center.

MEETING NOTES

- 2026 membership was 247
- Cherie reported that the account balance is approx. \$13K as of the time of the meeting. The account has grown due to the Manson tournament profits and also merch sales.
- A thank you was given to those helping with Monday night club play events, and also the social committee for non-play club events.
- The club seeks to become a non-profit 501(c)(3) for tax purposes and future dealings with the LC Community Center. Rod had a lawyer draft up Bylaws, Articles of Incorporation, and Articles of Conversion – they are all available on the LCPC website.
- A motion was made and seconded to dissolve the previous board and create a new one of the exact same people, roles, and tenure remaining for the new non-profit club. All present voted in favor.
- A motion was made and seconded to approve Resolutions 2026-01 and 2026-02 (included on subsequent pages of these minutes). All present voted in favor.
- Rotary of Chelan would like the club to do a presentation in January. Rod to organize.
- 2027 Shake and Bake Tourney will happen either the first or third weekend of May 2027, final details are being worked on.
- There will be a year-end party at Darnells Tuesday Sept 29. Dinner provided by the club, Marilyn providing a DJ. BYOB.

BROOKE PRESENTATION

- Brooke Issak is president of the board for 7 Acres Foundation, the group responsible for the planning and building of the Community Center.
- Brooke is a huge fan of pickleball and has the vision of an indoor pickleball facility at the Community Center.
- So far the Community Center has spent \$30K of general funds (not pickleball \$ donations) to determine viability of the indoor facility.
- \$3-4 million soft bid for a 6-court basic facility
- The LCPC being non-profit is very important if they become the tenant of the building
- The Community Center is looking for donors, grant writers, skill helpers, etc to get this project moving and funded.
- City of Chelan Public Works and City Planners – no red flags from the plans they've seen and are extremely supportive of it happening
- Projected to take 1 year total once funded, 7 months of actual construction.
- Many questions were asked and the next steps are still being worked on – whether to spend more money right now for architectural plans, or to figure out backend financial viability if the club can support being the tenant and running the pickleball operations. Low-cost rent was mentioned by Brooke, but no figure provided.
- The board will take further input from members as to the next action points. Ken Sinner volunteered to help with this process and establish a roadmap of feasibility without spending any money.

The meeting was adjourned at 7:30pm.

09/21/26 - LAKE CHELAN PICKLEBALL CLUB – Community Center Conference Rm

LCPC Board: Rod Anderson (P), Charles Glenn (VP), Barbara Sovde (C), Cherie Schmidt (T), Brett Davis (S)

1. 2026 Membership 247
2. Cherie – account balance report
3. 2026 Summary
 - a. Scholarships for Manson/Chelan & Chelan Hills Fire Fund
 - b. Monday Events – thank you!
 - c. Social Events – thank you!
 - d. LCPC LLC to LCPC (corporation) – transition to 501(c)(3) non-profit status
 - i. Why?
 - ii. Bylaws, Articles of Incorporation, and Articles of Conversion - on website
 - iii. New board - appoint
 - iv. Resolutions 2026-01 and 2026-02 - approve
 - e. Rotary presentation in January
 - f. 2027 Shake n Bake Tourney (May)
 - g. Year-End Thank You Party Tue Sept 29th @ Darnells Cabana @ 6 pm!
 - i. Dinner provided by the Club, DJ provided by Marilyn, BYOB!
4. Brooke Isaak – Community Center pickleball facility
 - a. Into by Brooke
 - b. Questions?
 - c. Fund raising ideas?
5. Adjourn

“One point at a time ...”

“Turns out that bending your knees in pickleball is just straight magic.” – Ben Johns

“I never thought I’d say this... as long as I can walk, I’m playing pickleball, I can’t wait to get back on the court.” – Anna Leigh Waters

Tyson McGuffin has repeatedly emphasized that pickleball is “for anyone and everyone” and that “the sport is addictive and life-changing”. We agree!





LEGEND

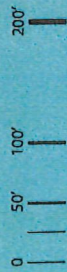
- PROPERTY BOUNDARY
- VEHICLE ENTRY POINT
- COMMUNITY CENTER
- DROP-OFF
- GARBAGE
- PICKLEBALL FACILITY
- POOL FACILITY / AQUATIC CENTER
- LANDSCAPE WALLS
- PARKING

CONCEPT SKETCH A SUMMARY

LAND USE	PARKING STALLS
COMMUNITY CENTER	116
AQUATIC CENTER	42
PICKLEBALL FACILITY	32
-6 PICKLEBALL COURTS	
TOTAL STALLS	190

PERMIT SITE PLAN (12/07/2021)

LAND USE	APPROVED PARKING STALLS
COMMUNITY CENTER	116
AQUATIC CENTER	42
TOTAL REQUIRED	158
OTHER STALLS PROVIDED	39
-5 TENNIS COURTS	
-3 VOLLEYBALL COURTS	
TOTAL STALLS	197



CONCEPT SKETCH A

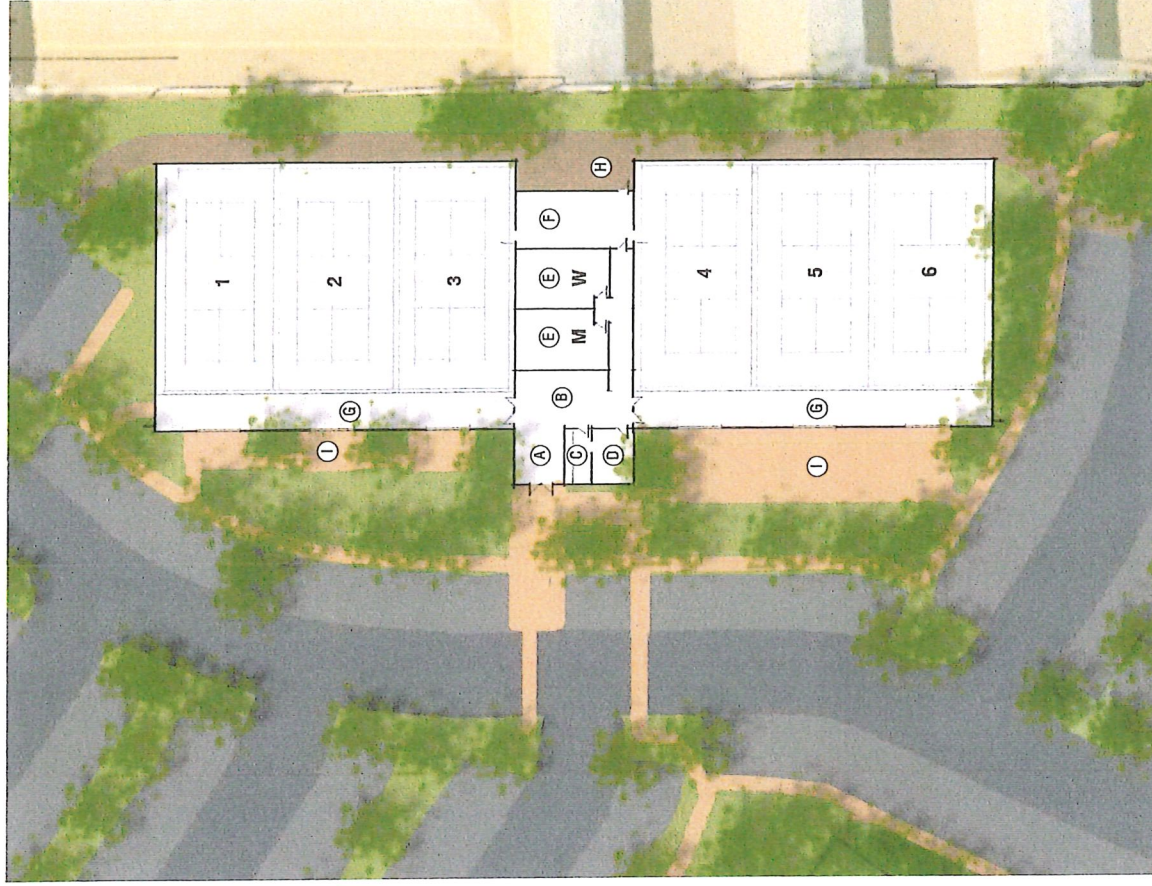
GCH

CHELAN COMMUNITY CENTER

LEGEND

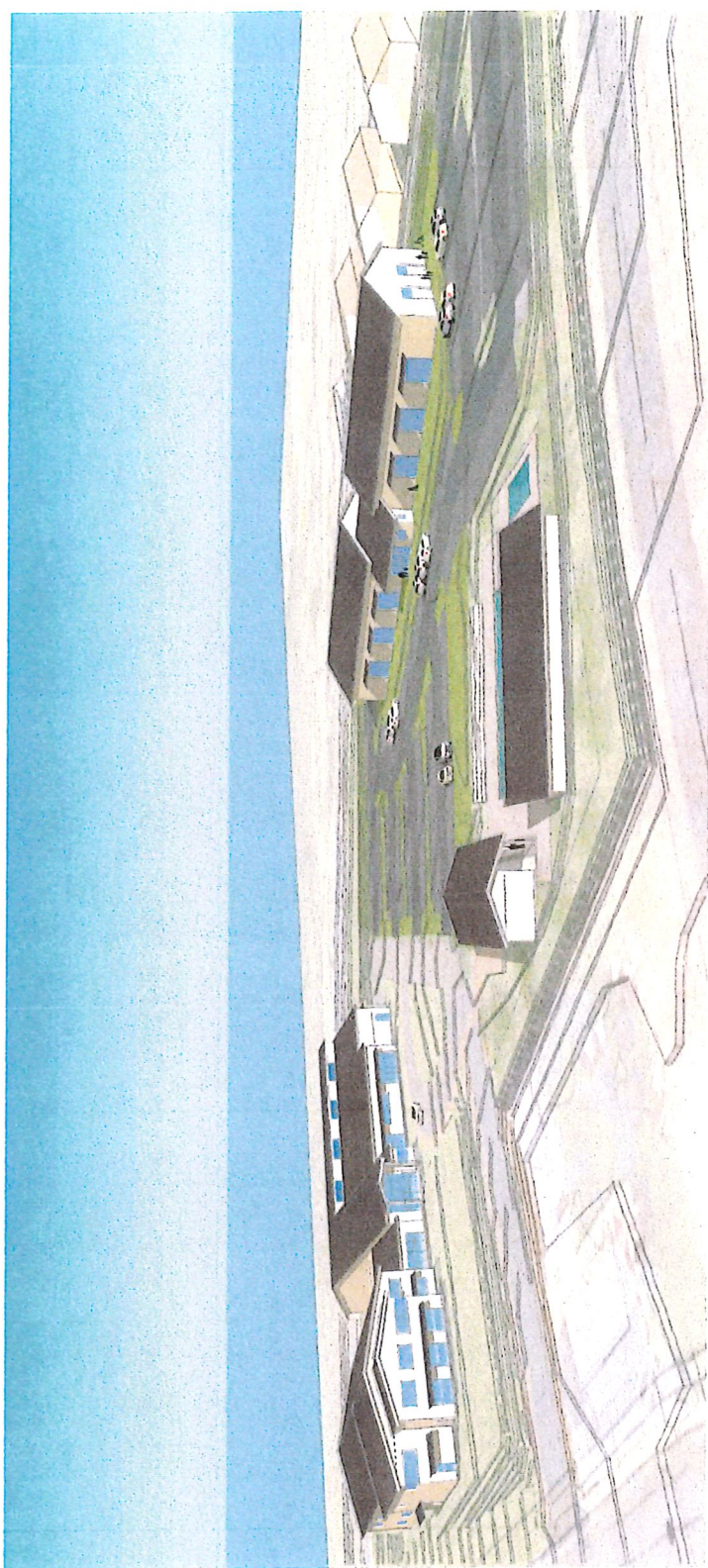
- (A) ENTRY
- (B) LOBBY
- (C) FRONT DESK
- (D) OFFICE
- (E) BATHROOMS & CHANGEROOMS
- (F) STORAGE / MECHANICAL
- (G) CIRCULATION & VIEWING / SEATING
- (H) EGRESS & ACCESS
- (I) POTENTIAL OUTDOOR SPACE

Preliminary Building Program est.	Square Feet
6 Pickleball Courts and Access	14,000
Support	2,600
Entry and Lobby	600
Office and Front Desk	400
Restrooms	400
Change Rooms	500
Circulation	220
Storage, Service and Mechanical	480
TOTAL	16,600



PICKLEBALL FACILITY A





PICKLEBALL FACILITY A



CHELAN COMMUNITY CENTER

LAKE CHELAN PICKLEBALL CLUB LLC

Resolution 2026-01

Resolution Approving Transfer of Assets and Operations to

Lake Chelan Pickleball Club

WHEREAS, Lake Chelan Pickleball Club, a Washington State limited liability company (LLC), has been operating for the benefit of its members and the greater Lake Chelan valley pickleball community; and

WHEREAS, the members have determined that it is in the best interests of the organization and its mission to reorganize its operations through the formation of Lake Chelan Pickleball Club, a Washington State nonprofit corporation (Corporation); and

WHEREAS, the Corporation has been formed, or is in the process of being formed, for the purpose of continuing and expanding the activities and mission currently conducted by the LLC; and

WHEREAS, the members desire to transfer certain assets, rights, and interests of the LLC to the Corporation, subject to applicable law and the terms set forth below.

NOW, THEREFORE, BE IT RESOLVED THAT;

1. The LLC is authorized to transfer to the Corporation all of the LLC's assets, including but not limited to:
 - a. Cash and bank account;
 - b. Equipment and supplies;
 - c. Contracts and memberships (to the extent assignable);
 - d. Intellectual property, including websites, logos, social media accounts, and records;
 - e. Any other assets owned by the LLC.
2. The Corporation shall assume responsibility for continuing the programs, activities, and operations of the LLC to the extent permitted by law and agreement;
3. Any liabilities to be assumed by the Corporation shall be identified and documented separately.
4. The Officers of the LLC are authorized and directed to execute all documents necessary to accomplish the transfer of assets and transition of operations including:
 - a. Assignment agreements;

- b. Bank account authorizations;
 - c. Membership communications;
 - d. Government filings; and
 - e. Any other related documents.
5. Following the completion of the asset transfer, satisfaction of all obligations, and as otherwise permitted by applicable law, the Officers are authorized to take all actions necessary to dissolve and terminate the affairs of the LLC.
6. This Resolution shall be effective as of September 21, 2026.

ADOPTED by the members of the Lake Chelan Pickleball Club LLC on September 21, 2026.

Rod Anderson – president

Charles Glenn – vice-president

Cherie Schmidt – treasurer

Brett Davis – secretary

Barbara Sovde - communications

LAKE CHELAN PICKLEBALL CLUB LLC

Resolution 2026-02

Resolution Adopting Conflict of Interest Policy

WHEREAS, the Board of Directors (the Board) of the Lake Chelan Pickleball Club (the Club), recognizes the importance of maintaining the highest standards of integrity, transparency, and accountability in the operation of the Club; and

WHEREAS, the Board desires to establish procedures to identify and address actual, potential, or perceived conflicts of interest involving directors/board members, officers, committee members, employees, volunteers;

NOW, THEREFORE, BE IT RESOLVED that the Conflict of Interest Policy presented to the Board is hereby approved and adopted as the official Conflict of Interest Policy of the Club, effective immediately; and

FURTHER RESOLVED, that all directors/board members, officers, committee members, employees, volunteers and individuals with decision-making authority shall be provided a copy of the policy and shall complete and sign an Annual Conflict of Interest Disclosure Statement; and

FURTHER RESOLVED, that the Secretary of the Club is directed to maintain the adopted policy and all signed disclosure statements in the Club's official records; and

FURTHER RESOLVED, that any actual, potential, or perceived conflict of interest shall be disclosed to the Board and documented in the minutes of the meeting in which the matter is considered.

CERTIFICATION

The undersigned certifies that the foregoing resolution was duly adopted by the Board of Directors of the Lake Chelan Pickleball Club on September 21, 2026, and that such resolution remains in full force and effect.

Rod Anderson – president

Charles Glenn – vice-president

Cherie Schmidt – treasurer

Brett Davis – secretary

Barbara Sovde - communications

LAKE CHELAN PICKLEBALL CLUB

Conflict of Interest Policy

1. Purpose

The purpose of this Conflict of Interest Policy is to protect the interests of Lake Chelan Pickleball Club (the Club) when it is contemplating a transaction or arrangement that may benefit the private interests of a director/board member, officer, committee member, employee, or volunteer. This policy is intended to supplement, but not replace, applicable state and federal laws governing conflicts of interest for nonprofit organizations.

2. Persons Covered

This policy applies to all:

- a. Directors/Board Members
- b. Officers
- c. Committee Members
- d. Employees
- e. Volunteers with decision-making authority

3. Definition of Conflict of Interest

A conflict of interest exists when a covered person has a financial, personal, business, or family interest that could influence, or appear to influence, decisions made on behalf of the Club.

Examples include:

- a. Ownership interest in a vendor doing business with the Club.
- b. Family relationship with an employee, contractor, or vendor.
- c. Receiving compensation from a transaction involving the Club.
- d. Using Club opportunities, property, or information for personal gain.

4. Duty to Disclose

Any covered person who has an actual, potential, or perceived conflict of interest must promptly disclose all material facts to the Board of Directors before discussion or voting on the matter.

5. Determination of Conflict

After disclosure, the interested person shall leave the meeting during discussion and voting regarding the matter. The remaining disinterested Board members shall determine whether a conflict of interest exists.

6. Procedures for Addressing a Conflict

If a conflict is determined to exist:

- a. The interested person may provide factual information if requested;
- b. The interested person shall not participate in deliberations or voting.
- c. The Board shall determine whether a more advantageous arrangement can be obtained from an independent party;
- d. The Board may approve the transaction only if it is fair, reasonable, and in the Club's best interests.

7. Violation of the Policy

If the Board has reasonable cause to believe that a covered person has failed to disclose a conflict of interest, the Board shall provide the individual an opportunity to explain. If the Board determines that a violation has occurred, it may take appropriate corrective action.

8. Annual Disclosure

Each person covered person as listed in section 2, shall annually (or as often as the Board deems appropriate) sign a statement affirming that they;

- a. Have received a copy of this policy.
- b. Have read and understand the policy.
- c. Agree to comply with the policy.
- d. Understand that the Club is organized and operated exclusively for charitable and nonprofit purposes.

9. Recordkeeping

The minutes of Board meetings shall document:

- a. The name of any person who disclosed a conflict.
- b. The nature of the conflict.
- c. Any discussions regarding the conflict.
- d. The final decision and vote.

Annual Disclosure Statement

I, _____, acknowledge that I have received, read, and understand the Conflict of Interest Policy of the Lake Chelan Pickleball Club. I agree to comply with the policy and disclose any actual, potential, or perceived conflicts of interest.

Signature: _____

Date: _____