

Teal Lake Village Homeowners Association

Board of Directors Meeting

January 23, 2002 [Return to Meetings](#)

The meeting was called to order by President Perry at 3:30 PM. There were six board members in attendance and homeowners present were; Lois Ruggles, Frank Mitchell, Carol Katuzny, Shirley Purcell, Janet Hanz, Fred Scheidt and Jean Taylor.

It was moved and seconded that the minutes from the December 17th meeting be approved. John Fort requested a change in the minutes to reflect that Dick Padilla not Carl Pipkin gave the treasurers report. The minutes were then approved.

The Safety committee report was given by Dick Padilla and Frank Mitchell. It was reported that a communication exercise had been conducted and that it was very successful. It has become clear that there are too few radios and people to man them to effectively handle an emergency situation of a catastrophic nature. An idea that has been put forward is to approach all the village associations to solicit funds for the purchase more emergency radios and people to volunteer to operate them.

The Treasurers report given by Carl Pipkin indicated that the association as of December 28, 2001 had \$15,390.00 in our Checking account and \$22,916.00 in our savings account. We also have a \$5,334.00 certificate of deposit at Bank of America. His report indicated that we are on track with the budget to this date.

In the absence of Earl Yim Marg Haverstick gave a brief report on the erosion problems in the village. The ARC committee walked the area and has received some advice as to how to correct the problem. A homeowner expressed a concern regarding drainage onto Crestview. She was assured that the problem would be looked at.

Marg Haverstick explained that there was a penalty clause in the new landscaping contract with All Care landscaping. She explained that they have already started doing things that are not in their contract to enhance the grounds. The contract for weeding has not been signed yet but the contractor has accepted the conditions. Marg is still recruiting committee members and was happy that all the current members are returning. The homeowners can

expect to receive a letter from the new landscape company owner explaining how they will be doing their job.

Lynn Gauche explained that the Teal Squeal will be going out on Friday. She stated that she still some input such as a treasurers report and any other news that is important to the association. A discussion took place regarding cash flow analysis regarding landscaping. There was a comparison of commitment accounting versus demand accounting. We currently use the demand accounting system as it seems to be easier for us. Lynn Gauche explained that the commitment accounting cash flow chart that she had done was to let the board know that the money was there to support the new landscaping cost through this fiscal year.

John Fort gave the SBCA report. He noted that they were not asking for any more money and that PLA had given an extensive report the approximately 450 new homes that will be going in over the next three to five years. He stated that two villages are currently being built and the others that are planned will be addressed to each of the village associations prior to them being built. A discussion took place regarding what 450 homes meant as to buildings versus doors. It was determined that they were talking about doors.

Under old business Dick Padilla brought up the matter of a nominating committee for the board elections that will take place at the annual meeting. It was decided that an announcement would be put in the Teal Squeal asking for a volunteer to head that committee. It cannot be a board member and must be a homeowner.

The subject of staggered terms for board members was brought up and discussed briefly by the board. All are in favor of staggering the terms from 1 to 2 years. It will take a vote of the entire village to change the rule of one year terms. This will addressed at the annual meeting where a vote will be taken.

A discussion took place regarding the new light at the foot of Crestview Drive. It was stated that it is inadequate for the area as the light is too dim. The design was also questioned and it was discussed that a previous board had established the design of the light.

Under new business the maintenance of the monument at the entrance to TLV is starting to look shabby. It was discussed regarding the cleaning or repainting of the entrance sign. It was brought up that PLA is looking at changing and updating signage in Port Ludlow and they may be the ones to correct the problem.

A homeowner living on Outlook Lane complained regarding the unsightly grounds across the street from his home. This area belongs to Woodridge Village who has to this point refused, for several reasons, to clean up the brush or maintain the landscaped area on the corner of Crestview Dr. and Outlook Ln. President Perry told the homeowner that he would again approach the

Woodridge HOA regarding the matter. It was suggested that TLV expend funds to keep that area up. It was explained that our CC&Rs restrict the use of TLV funds for landscaping only in the TLV property. It was also suggested that some of the homeowners would be will to voluntarily maintain that part of the Woodridge property. Perry said that he would approach the Woodridge Association.

There being no further business before the board, the meeting was adjourned at 4:25 PM.