

Teal Lake Village Homeowners Association
Board of Directors Meeting
February 27, 2002

President Perry called the meeting to order at 3:30 pm. Homeowners present were; Alice Luongo, Janet Hanz and Frank Mitchell.

President Perry made an announcement that the Board was seeking a nominating committee to seek out and organize candidates for the four board positions that will be open at the end of this year.

Committee Reports

Safety Committee

Frank Mitchell announced that on April 13 there will be a disaster drill in Port Ludlow. They will be testing the communications and testing how services respond in damage and injuries. This will allow the disaster response teams to figure out where the problems are and dictate what procedures need to be written or revised. Dick Padilla explained that he will be involved with the writing and evaluating the performance of the disaster response. He explained the process so that the homeowners would know and understand what was taking place.

Treasurer's Report

Carl Pipkin gave the financial report and passed out the budget to date. He stated that the landscaping budget would be in the red by the end of the year and that was additional funds in the budget to cover the costs. He presented the bank balances and net worth of the is \$50,000.00. We were able to discern that we were on budget and would finish the year with a surplus that would be carried over to next year. Dick Padilla explained that there will be times when it appears that we are falling short and that is caused by the way the money comes in on a quarterly basis. Not everyone pays and the beginning of the payment period so it has to looked on a month to month basis as it will equal out.

A discussion took place regarding where the best interest rates are for our Money. With \$23,000.00 in our savings and a \$5,000.00 CD it was felt that the money was drawing the best interest it could at this time. The checking contains \$12, 000.00 at this time and balances with the Bank statement. It was discussed that landscaping continues to be our largest expense item.

ARC Report

Earl Yim gave the ARC report. Earl reported that the final agreements for changes within each village has been worked out between the Port Ludlow association and the villages. This will allow the villages to determine what changes can be made except in a few instances. Permits are available from Earl if homeowners wish to make changes.

Dick Padilla asked about view restrictions from outside of the village. If the obstruction is not within our village or the Port Ludlow boundaries then we have not control over it.

5 applications have been approved for minor changes in the village and only one needed the approval of the South Bay Association.

There has been a problem with homeowners who have cleared common area and planted different plants. This has been a problem in that they are putting in plants that do not hold the ground and are causing erosion. Earl will write an article for the Teal Squeal explaining why they cannot do that.

A discussion took place regarding erosion areas around the Village. PLA has been contacted and is looking into resolving the erosion problems. Earl has written a letter to PLA trying to pin them down on how they will resolve these problems.

Landscape Report

Marg Haverstick gave the Landscape report. She has notified the owners with extended lawns that we are no longer going to mow them. We will mow the normal areas and mow the extended portions as the schedule calls for. If they wish, homeowners with extended lawns may mow them or have them mowed. Next meeting will be on the 11th of March to discuss how we can cut the costs in the maintenance of the common areas.

Communications Report

Lynn Gauche gave the report and stated that their paper should come out every other month and the next issue will be in May as the current issue come out in March. Lynn asked about a nominating committee and Frank Mitchell said he would contact some people to see if they wanted to run. But did not want to head-up the committee. Articles will be put in the Teal Squeal urging homeowners to get involved.

SBCA Report

Dick Padilla gave the report and stated that the Association's financial status is good and there will be no dues increase.

There was a lien placed on a residence in Timberton for not paying dues.

Annual meeting for the SBCA will be at the end of July. They are asking that other associations not have meetings at the same time.

They have approved the cutting down of several fir trees to improve their view.

The Pool humidity problem continues and it seems that the problem is a construction problem and venting needs to be done.

Old Business

Painting of entry signs were tabled last meeting. It was suggested that We try to get volunteers to help paint them and that the association pays for the paint. Marg Haverstick made a motion that the association will Pay for the paint to do it. The motions was seconded and passed.

New Business

Request was made to the Board for \$100.00 to be used by the Disaster Association for use in an emergency. They are trying to expand the communication capabilities of this group. Lynn offered to go to John L Scott Real-estate for the money.

From the Floor

The problem of parking in the driveways. President Perry addressed the problem of vehicles being parked in the driveways. He stated that unless the vehicle was being stored there or it was a commercial vehicle, camper or boat there is nothing that we can do. If there is a problem this nature that is outside of the CC&Rs then the board will handle it.

There are still Christmas lights still up on some houses and a citizen had made a complaint. The board will look into the problem and talk to the homeowners.

The lighting at the entrance is at issue. The complaint is that the bulb in the street light is not bright enough and the bulbs in the sign light are not bright enough. The board will look into the problem.

Earl Yim made a motion to have Ralph Stern join the ARC. The motion was seconded by Dick Padilla and Passed.

The meeting was adjourned at 5:00pm

Source: <https://www.plsbca.org/teal-lake-village-information/> ; T. G. Sprandel; 7/3/19