

Teal Lake Village Homeowners Association

Board of Directors Meeting

July 31, 2002 [Return to Meetings](#)

The Meeting was opened by President Lynn Gauche at 3:30 PM. All board members were present.

Homeowners in attendance were Carol Saber, Millie Kyle, John Lewis, Dan Clinkinbeard, Dave Wheeler, Bill Taylor, Jean Taylor, Frank Mitchell, Marlo Davis, Tom Davis, Bill Collins, Alice Luongo, Ruth Ballard, Joy Merton, Russ Reed, Deanna Richards, Bob Ballard, Ernie Oxton, Janet Hanz, Fran Oxton, and Bert Goldstein.

President Gauche introduced the new Board of Directors to the homeowners describing each Directors roll on the board. The Treasurer will be Bob Duncan, Earl Yim remains and ARC Chairperson, Jim Richards is the Chair of the Landscape Committee; Jack Piper will Chair Communications and Tim Perry is Secretary and Vice-President Pro Tem.

Tim Perry gave a summary of the voting at the annual meeting. All candidates for the Board of Directors were elected. The vote for the changing of the By-Laws to extend the term of Board Directors from one year to two was passed, 74 yes and 5 no. The issue of the Budget and the dues increase to support it passed, 47 yes and 28 no.

The minutes for the last regular board meeting on May 22, 2002 were presented. It was moved and seconded to approve the minutes as written. The motion passed by voice vote.

Bob Duncan gave the Treasurers report. He stated that we currently have a balance of \$44,494.00. As of this month we have a balance of \$59,171.00 that's because we just got an influx of money from the payment of dues for the quarter. He stated that if anyone wanted to see the detailed expenditures he has those with him and would be happy to share them after the meeting.

Earl Yim gave the ARC report. He stated that the community was cooperating with the committee by requesting change forms and clearing the projects before they make changes to their property. He continued that there were only a couple of applications submitted. There was a question concerning the use of 5 inch siding versus 7 1/2 inch siding. He discovered that we have both in the community and the question was resolved by allowing both sized as it is hard

to tell the difference. The new issues that are coming up are the trees that have grown up no block their views. He informed the homeowners that they should make application to the SBA as they would have to approve the topping of those trees. The mailbox maintenance is ongoing. The committee has inspected the mailboxes for those that need repair. So far it is just the mailboxes that are on the first two blocks of the community. The repair is almost completed. Clear View and Out look are to be done soon.

The Landscape report was given by Jim Richards. He reported that he has introduced himself to the landscapers and has scheduled a committee between himself and the block captains for Monday the 4th of August. He said that there is a problem with the watering in the entry and Sea Breeze Park. It is apparently a problem with the clock timer that controls when they are watered. These are malfunctioning and over watering those two areas. He is currently getting bids to repair the devices. A couple of house keeping items that were addressed with the landscaper were the fertilizing of the lawns without notification to the homeowners. Tags will be place on the doors in the future. The workers will now be wearing the All Care T shirts so that they can be identified when they come into the area. Pruning will began last week and will continue into this next week. There will also be over seeding of grassy areas that have been damaged. It was stated that if a homeowner wanted they could opt out of the pruning but would be required to them maintaining the pruning on their own. A brief discussion took place as to how to better notify the homeowners in the future. The committee will take a look and try to come up with a solution.

The Communications report was given by Jack Piper. He said that he finally found the TLV website and said that it needs updating. He will be working with Dick Padilla to make the site easier to find. He is working on the problem and will have it corrected soon. The Teal Squeal should be out this week we hope.

The annual meeting resulted, in part, to a demand that two committees be formed. Tim Perry stated that the first resulted from a motion from the floor to create a committee to review the current landscaping contract to see if indeed all the things being done are necessary. This motion was passed by a hand vote of the members present at the meeting. It should be mentioned that there were sufficient homeowners present to qualify as a quorum. The second committee was the result of a petition presented to the board the requested the formation of a committee to review the CC&Rs for clarification and updating. Tim stated that it is the board intention to staff the committees with volunteer homeowners. It is also the desire of the board to be sure that the committees were staffed with a cross section of homeowners throughout the community. Tim stated that there is a sign-in sheet in the room. He requested that everyone be sure to sign in that when doing so put a mark by their name to indicate which committee they would like to volunteer for.

Tim Perry said that if those at this meeting found others to volunteer they could call him and put their name on the list.

Under New Business, Tim Perry submitted a formal structure and the process to be followed by the landscape committee. After review, a motion was made and seconded to approve the landscaping structure and process document. (See document attached)

In other new business a letter to the editor was sent to now President Gauche. This letter was political in nature and dealt with the election of the new sheriff for Jefferson County. She asked the board if that would be an appropriate letter to be included in the Teal Squeal. The board determined that the Teal Squeal should not be used as a political forum. Earl Yim brought up the fact that when the association was negotiating for a street light, that Fairway Village was also involved. He thought that there was a tacit agreement that Fairway and Teal Lake would share in the cost of the operation of the light. President Gauche stated that she would contact the President of Fairway and see what they had to say.

With no further business before the board President Gauche opened the meeting up to homeowners in the audience.

Carol Saber was recognized and stated as a lawyer she was concerned that the association voted to increase the dues by \$50.00 and the ballot stated that they were voting to approve the budget. She felt that there should have been a separate vote on the dues increase. President Gauche told Carol that the board will research her concern and get back to her.

Fran Oxtan was recognized and stated she was not pleased with the edging of the yards. She stated that we need to keep after the landscaper in order to keep them working. President Gauche addressed the problem that happened last year regarding individual homeowners confronting the workers or the job foreman with demands or concerns. She cited an instance where a homeowner took up over an hour of the landscaper's time. This action put them behind on their schedule. The new rules are that homeowners with concerns will have to put them in writing for the block captain and the block captain will then present them to the Chairman of the committee to be addressed.

Bert Goldstein was recognized and stated that Fairway and Teal Lake did negotiate that they would share in the costs of the light. He addressed the landscaping by stating that some people who move into the community think that they landscapers are gardeners. They are not. He said that the stake system allows homeowners to opt out of some of the services they provide. The landscaping people are lawn cutters and trimmers. Individual homeowners can prune their own shrubs. He said to go to their block captains when you have a problem.

Dave Wheeler was recognized and shared his concern regarding the liability

insurance for the landscapers. He was also concerned that the board agreed to a three year contract when they are only allowed by the CC&Rs to commit to a one year. Tim Perry answered Dave's second question by informing him that he was referring to section 5.5 of the CC&Rs and that the board had consulted 3 attorneys about the meaning of that section. He stated that all three attorneys agreed that that section is referring to an agent or management service of the association. That section limits those entities to enter into only a one year contract. That section does not limit the Board of Directors from entering into a multi-year contract for the good of the association. President Gauche assured Dave that the insurance matter would be looked into.

Janet Hanz was recognized and stated that she has done research regarding the light at the entrance. She stated that it is not safe as it casts a shadow on Crestview. She stated that there have been near misses at that intersection because the vehicle coming down Crestview could not be seen by a vehicle coming down Teal Lake road. She said that it needs to be repositioned. She said she feels that this is a safety issue that needs to be addressed. President Gauche asked if Janet would take that issue on and follow-up on it. She could then report her findings to the board for action. She said that she did talk to the job foreman of the landscapers about the worker who was mowing the common area and spewing weed seeds all over everyone's lawn. She wanted to know if they were day workers or if they were regular employees of the company. Jim Richards assured her that they were permanent employees of the company but are seasonal or temporary employees.

Alice Loungo was recognized and stated that the homeowners of the community need to realize that the landscapers have limited experience at landscaping and the homeowners need to realize that these people are not skilled personal landscapers.

Frank Mitchell was called upon to give an update on the safety committee. He said that there were ongoing exercises being conducted to check out the communications system that is in place. It is working well and will allow members of the safety committee to patrol the area in case of emergency conditions to look for problems and report them to the central command. This would facilitate fire rescue and safety or injury concerns to be handled in a timely manner, even if the phones were out.

A homeowner stated that she felt that the landscaping should be taken out of the hands of the association and should be left up to the individual homeowners to maintain their own property.

There being no further business before the board President Gauche adjourned the meeting at 4:30 PM.