

Teal Lake Village Homeowners Association

Board of Directors Meeting

October 28, 2002 [Return to Meetings](#)

The meeting was called to order at 3:30 PM at the Bay Club by Acting President Tim Perry. Members present were: Tim Perry, Bob Duncan, Earl Yim, Jim Richards, Jack Piper and Fran Wickeham.

Homeowners present were: Tom and Phyllis Albus, Dan Clinkenbeard, Bill and Bobbie Collins and Marg Haverstick.

Tim Perry Reviewed the agenda with those present and information on the budget review process was added at the request of Bob Duncan as well as information on the entry by Jim Richards.

The minutes of the September 25th meeting were presented and approved by the Board as written.

Treasurer Bob Duncan presented the report, which provided a comparison of actual expenditures against the budgeted amounts. He stated that for this four-month period, while total expenditures are very close to the amount budgeted, dues collections are lagging somewhat. This is in part due to the assumption that the build out of TLV would have been completed by this time. This has not come to pass. In fact, we now understand that the builder may not build on one of their lots. As a result, we will most likely wind up with 97 homes in TLV, rather than the 98 we included in our income assumptions.

Bob stated a number of things are occurring during this first half of the budget year that are affecting the budget and that a mid-year review is warranted. He will present one at the November board meeting. Along this line bob stated that he discovered an unpaid bill for Wildflower from April (last fiscal year's budget). The bill was likely misplaced during a change in treasurers. Bob asked for a vote of the board to pay the delinquent bill. It was moved and seconded that the delinquent bill be paid. There was no discussion and the motion passed. The budget currently reflects that we are \$2K under budget for Landscaping expenses. Bob indicated that is only because of the way the budget was constructed and that the difference between budgeted and actual figures should even out over the next couple of months. He indicated that Landscape contracts were thoroughly reviewed this past month to ensure that calendar year changes have been in-line with contract guidelines. They are.

We had higher than anticipated cost in the area of cable and water, the later being due to the excess watering of the entry area. Our total Net Worth at this time is \$52K.

The financial review of FY 2001-2002 records is in progress. A volunteer, Garth Lindsey, CPA has been found who has agreed to do the review for the association. Bob stated that it should be done in the next week and he will present it at the November meeting.

Earl Yim gave the ARC report. There were no new permits requested this last month. We did have a permit application from the Sea Vista Terrace resident (from the previous month) which was denied by the South Bay ARC. The application was to remove a few trees in the Bayview Village common area in order to maintain the applicant's view of the water. Earl requested the South Bay ARC respond in writing with all of the reasons and rationale that the application for permit was denied. This was to determine if there were grounds to appeal the South Bay ARC's decision. Thus far, South Bay ARC has not responded. Earl is writing to the South Bay boards asking that South Bay ARC respond.

Earl gave a holding pond update addressing the concern of some homeowners regarding the money that was given to Bay View in settlement when they took over the pond. In checking with Bay View it learned: (a) BV negotiated from Pope a \$12,500.00 settlement for taking over the ownership of the pond; (b) BV expenses for lawyers and prior maintenance amounted to \$7,674.93; and (c) The remainder \$4,825.74 will be held as a pond reserve fund for emergency situations. Normal maintenance will be paid as needed by both BV and TLV according to the agreed formula. Earl stated that BV would give us a letter of understanding regarding the reserve money. Bob Duncan raised the question of how much it will cost TLV for a year to help maintain the pond so that we can adequately budget for it. Earl stated that because we do not have a history of the maintenance we cannot come up with a solid figure. Those costs are now being tracked and will take this year to establish a base line. That baseline will be clearer after the rainy season is over. Tim Perry gave an overview for those homeowners who did not know about the ponds and he explained what they are, what they do and where they are located.

Earl reported that he is forming a TLV ARC subcommittee to review the trees within the TLV that may pose a future problem to residents' view. Trees on both the TLV residents' property and TLV-common areas will be surveyed. The subcommittee will define what is considered a view. It is the intent to determine how if a tree is to be trimmed, shaped, or removed before it becomes a view obstruction problem. To date, three residents have agreed to be on the subcommittee. Earl needs two or three more volunteers to assist on the task force.

Jim Richards gave the landscape report. The pruning is now complete and Wild Flower will be done the end of this month. They will begin again in

March of next year. In the months of November and December they will begin with limited mowing. As opposed to last year the fertilizing was done in an appropriate manner. He stated that the quality assurance plan is completed and should be ready for the next Board meeting. This is a contract between the association and the landscaper and the landscaping company has now signed off on the three page document. This is a quality standard that the landscaping will be measured on. If they do not meet it they will be deficient in the contract. If any homeowners want a copy of that document they can contact Jim and he will provide one.

On the entryway he stated that there are a couple of issues there. The wooden sign at the entrance need to be repaired. Jim will fill the cracks for now but in the spring they will pull it off and repair it. He stated that it would be desirable to have a hose bib and an electrical outlet there. It would be possible to put and outlet using the wiring for the light. He stated that a licensed electrician to do that work. The hose bib can be put in by homeowner volunteers. Jim felt that the services of All Care have improved dramatically this year and the new owner is working hard to facilitate the needs of our association.

A homeowner asked about the process of filing a complaint or concern. Jim explained the block captain process to them and told them where to find who there block captain was.

Jack Piper gave the report. He requested that board articles be gotten into him by the 15th of next month. The web page is now up and running and has been updated. Association information can be found there as well as the minutes of the meetings. In response to a question from Tim Perry regarding the minutes and the Teal Squeal he stated that he now has a program that condenses the minutes to a shorter version. There should be information on how to access the Association web page in the Teal Squeal.

A homeowner asked if all of the board meetings will be on the 4th Monday of the month. Tim Perry told her that they will be and that they will start and 3:30. If there is a planning or work session planed it will begin at 2:30 and all are welcome to attend.

Fran Wickeham gave this report. He attended the meeting on the third and the workshop on the 17th. He has not yet been able to attend the South Bay meetings. For detailed information he suggested that homeowners should read the Voice when it comes out. He said that there will be a town meeting on the 7th of November and it would be worth attending. The Village Council meetings are being revamped to be shorter and more informative. He would be happy to bring any concerns that we have to the meetings. He reported that the "Club" situation is still in limbo as everyone is waiting for the State to answer PLA's appeal.

Information

Tim Perry stated that he had a couple of informational items. He stated that in response to prior interest expressed by association members, the board will undertake a study of the services we currently provide. The purpose of the study will be to prioritize the services as to need and desirability and, most importantly, to determine what services a majority of the homeowners want and are willing to support financially. Because this is a highly controversial issue that affects all of us, maximum effort will be made to ensure an open process that involves everyone. There is not hidden agenda here. The primary goal is to end up with a long-term affordable plan that the majority of homeowners will stand behind.

Tim Perry read the Executive Summary of the letter from Richard Shattuck, attorney at law, who reviewed the voting process on the budget at the annual meeting. The Executive Summary reads as follows:

“The Covenants, Conditions and Restrictions for the Teal Lake Village provide that members of the Association will be given with notice of, and an opportunity to vote upon, a proposed annual assessment increase that exceeds five percent (5%) of the previous year’s annual assessment. The notice to Teal Lake village property owners met the requirements of both RCW 64.38 and the notice requirements of the Supplemental Declaration for Teal Lake Village. Accordingly the annual assessment increase approved on June 28, 2002 was an authorized and properly adopted increase in the annual assessment for Teal Lake Village.”

Tim then stated that the full letter will be on file in the meeting packet that will be at the Bay Club. Tim then answered a question from a homeowner regarding what the problem was that required the Board to seek legal advice. Tim explained there were a few homeowners who had expressed a concern that there should have been two votes taken, one on the increase and one on the budget for the process to be legal.

New Business

There was a recommendation that the Board cancel the December Meeting due to the fact that it would fall within two days of Christmas and many people would not be here. There was a question as to whether there was a history of doing that and it was stated that it was done last year. A motion was made and seconded that the December meeting be canceled. There was no discussion and the motion was passed.

It had been recommended and discussed that homeowners should have input when the Board is voting on an issue. In the past the Board has been concerned that there are some who take an extended amount of time to give their thoughts on an issue. It has been discussed that it could be done if there was a time limit on input. It was suggested that 2 minutes per person would be a reasonable amount of time and that the discussion should last no longer than 10 minutes. Fran Wickeham stated that other village boards and councils

have a similar process for discussion on issues. Bob Duncan stated that he thought it was important to open the process to homeowners concerns. Tim Perry stated that he agreed the homeowners should have input. A motion was made and seconded to allow homeowner discussion on issues being voted on and that there would be a 2 minute limitation on their input and the discussion would last no longer than 10 minutes. There was no discussion and the motion passed.

Homeowners Concerns

A homeowner wanted to know why the homeowners had to vote on the budget. It was explained that the CC&Rs and State Law required a vote of the Homeowners on the budget at the annual meeting. Tim Perry gave a little history on what happens if the homeowners turn the budget down as they did last year.

A homeowner expressed a concern regarding the monthly mowing of the common areas as he was concerned that it eliminated nesting areas for some of the birds. He was informed that the monthly mowing of those common areas is done at the request of the majority of the homeowners. Jim Richards stated that there has been concern about the same issue. Another homeowner suggested that the home owners be surveyed to see if they wanted that done. Tim Perry stated that is what he and Bob Duncan were talking about when they stated that the services will be reviewed and prioritized so the homeowners could decide what should be done. Tim stated we live in an association where the majority rules and whatever the majority wants will be the rule.

A question regarding the directory was brought up. The homeowner was directed to the Bay Club for the directory which is not yet ready. A discussion took place regarding the Teal Lake directory and how to update it. It was suggested that there should be a committee to greet new homeowners and give the information about the owners to a person who will maintain the list. Several alternatives were discussed and Jack Piper said that he would be willing to maintain the list if others would get the information to him.

There being no further business before the Board the meeting was adjourned at 4:40.