

Teal Lake Village Homeowners Association

Board of Directors Meeting

April 28, 2003 [Return to Meetings](#)

President Lynn Gauche opened the meeting at 3:30 PM at the Bay Club. Board members present were: Lynn Gauche, Tim Perry, Bob Duncan and Earl Yim. Homeowners present were: Beverly Brown, Carolyn and Doug Schiebel, Huanna and Bill Cooke and Garth Lindsey.

President Gauche reviewed the agenda and the minutes for the March 7, 2003 meeting were discussed and a motion was made and seconded and passed to accept the minutes.

Bob Duncan gave the treasurers report stating that the final Budget Execution Report shows that our total assets as of February 28, 2003 the total assets of the village are \$49,642.37. Bob when on to say that he had made some changes to the format of the budget stating that it made more sense to change a category in income as it was a better place to reflect Homeowners Dues Refund. He will be working with the accountant to polish some of the rest of the categories. The accountant was putting postage fees in the wrong place so that will be changed also. A question concerning postage for payment of dues to the accountant in separate envelopes was brought up by a homeowner. He wondered if they could be combined to save postage to the homeowners. Bob said that he would check with the accountant but that he did not think so.

Beverly Browne gave the landscape report for Jim Browne. She stated that all of the homeowner surveys have not yet been received. Most of the surveys are in but there are a couple of block captains have not yet turned theirs in. We should have a full report and tabulation of the surveys by the next meeting. There was a question regarding the sprinkler systems and Beverly stated that they should have been turned on by this time. Several homeowners stated that theirs were not on. It was stated that the mowing in the common areas has been done but some said that it was not done well. A question was raised regarding the length of the cut on the lawns and the question of the sprinklers and the length of the grass will be raised with the landscaping company. The empty lot on seaway was brought up by a homeowner and he wondered who was responsible for cutting it. The homeowner also wanted to know if it could be landscaped. It was explained that the association does not own the lot as it still belongs to PLA. It was suggested that the new owners next to the lot should contact PLA and make that request. A discussion took place

concerning the instability of the embankment of that lot and whose responsibility it was.

Earl Yim gave the ARC report. He stated that there was nothing new to report at this time.

Jack Piper and Fran Wickeham were not present for their report but Fran had submitted a report in writing which was reviewed.

Under old business the problem of delinquent homeowners dues were covered. President Gauche informed the Board that there was still one homeowner who was refusing to pay their share of the village expenses. A letter has been sent to the homeowner telling them that he has until May 15 to pay his current and past dues or the Board will take legal action.

The sign repair was covered by Bob Duncan regarding the cost of repairs to the sign at the entrance. It is weathered and cracked and bids were called for. We received one bid for \$1280.30 to repair or \$2327.03 to replace the sign. Bob stated that he could fix the sign for the cost of materials which would be fifty or sixty dollars. The only problem would be if the sign might fall apart when being removed. A motion was made and seconded to have Bob proceed with repairs. The motion passed.

Under new business, the need to find a replacement of Earl Yim on the Board and the ARC committee was discussed. President Gauche gave a brief description of the responsibilities of the ARC chair. A homeowner, Doug Schiebel, stated that he would be interested in serving on the committee. Earl stated that if the permit was one where there was a precedent he would make the decision but if there was any controversy he would consult the entire committee. There was a discussion regarding trees planted that block views and the process for handling that was explained.

It was discussed that a committee needed to be formed to seek candidates for the election of board members in October. There will be three positions open at that time. A notice will be put in the village paper in May seeking volunteers to head up the search committee as well as persons who are interested serving on the village board of directors.

A request has been made to have a ceremony when the new flag is raised at the entrance to the Village. We are looking for a bugler to play at the ceremony.

Bob Duncan explained that we are changing from fiscal to calendar year for our budgeting process. To facilitate this we must extend this year's budget until the end of the year. It was decided to formulate the interim budget put it in the Teal Squeal and have ratification for it by the association members at the June meeting. It was stated that if the homeowners did not ratify the interim budget at that meeting that the Board could simply go forth with an

extension of the current budget. The Board agreed that they would rather get input from the homeowners on the budget rather than just proceed to extend it.

Tim Perry stated that he had been reviewing the CC&Rs and By-Laws and is willing to go through and review and suggest changes to make the documents agree with each other.

A discussion took place regarding minutes for the working sessions and meetings. It was felt that although no votes were done at a working session we should have minutes for those meetings also and preferably a recording for each meeting that should be in file. The board determined that because the meetings are open and that decisions are not made it would be unnecessary to keep an extra set of minutes.

From the floor there was discussion regarding a stand of Alders near the entrance and if they will be cut down.

There being no further business before the Board the meeting was adjourned.