

# Teal Lake Village Homeowners Association

## Board of Directors Meeting

May 19, 2003 [Return to Meetings](#)

### Work Session Summary

The work session commenced at about 2:30 p.m. All board members and some homeowners were present.

The topic of discussion was the results of the survey that had come back from the homeowners. The board went over the numbers to see where the homeowner's interests were.

Some of the board members expressed surprise at the level of services the majority of the homeowners were saying they wanted. (See results in the formal meeting minutes)

It was discussed as to how to do a better job of weeding and that the board should consider developing a process to use the survey results since the results showed that the majority of homeowners wanted weeding done.

### Board Meeting

At 3:30 p.m. President Gauche call the formal meeting to order.

Board members present were Lynn Gauche, Tim Perry, Fran Wickeham, Bob Duncan and Earl Yim. Homeowners present were Beverly Browne, Bert Goldstein, Bob Crowley, Darlene Mjoen, Millie Kyle, Helen Crowley, Bill Fowler, Frank Mitchell, Bobbie and Bill Collins, Dick Moser, Doug Schieble.

President Gauche did her review of the agenda for the homeowners present. She stated that she was adding one item to old business and two items to new business. Under old business was added the subject of combined dues packets to save money and the timeline on spending monies as well as a letter on landscape issues was added to new business.

Tim Perry called for corrections or additions to the April 28<sup>th</sup> board meeting minutes aside from typo errors. There were none and the minutes were passed unanimously.

Tim Perry gave the homeowners a brief overview of the work session.

Bob Duncan gave the financial report. He stated that in the interim budget showed that the vast majority of the homeowners, 90, paid in the first month which was quite good and the interim budget showed that we had a net worth of 55K. The execution budget – Final showed that after bills were paid through the end of March our net worth was 37K.

There were no questions of Bob regarding the financial report.

Jim Richards gave the Landscape report. Jim stated that he looked at the mowing and was not pleased with the job that All Care had done. He said that he will see the boss of All Care tomorrow and will walk the areas with him. The watering is being started but it takes time to turn it on and then adjust the heads. There were no questions of Jim regarding his report.

Earl Yim Gave the ARC report. He said that there had been no new permits since the last meeting. He said that it would be difficult to determine how much per year the pond would cost us as we have no reference from previous years. Next year will give us a better idea as we will have a history to determine the ultimate costs to us. There are some things that need to be done to the pond area and they are; may need repair to the berm, Clean some growth along side of the pond. Estimates will be coming in and the cost should be available by the next meeting. We will be keeping track of the silt depth in the pond and that may be an additional cost to remove that. Lynn Gauche asked about the money that Bay View had received from PLA for the pond. It was explained that the money they received was used for repairs. Bert Goldstein commented on a committee looking at a drainage district for South Bay. Fran Wickeham said he will report to the board on who is heading that committee.

Fran Wickeham gave the SBCA liaison report. He said that there were three openings on the South Bay ARC and they are looking for volunteers for the SBCA as well. There is a move to establish a fine schedule for violations of the ARC rules. The tennis courts near the clubhouse are going to be refurbished. It will take about 15K to get that done. There will be a flag disposal ceremony put on by South Bay Association.

As for the Village Council they are looking at the commercial signage in the Ludlow area and they will be looking at regulations. PLA will be presenting a program to explain the scope of what they plan to accomplish in the future. This would include the building of condos the moving of the Harbormaster to a location where the marina store now is. The ad-hoc committee that was formed to look at the securities violations involving the plans by PLA relating to the social, marina, and golf associations had been disbanded as those issues have now been resolved. The Village Council is looking at fund raising and rather than having an arts festival they will be conducting cocktail parties to gather donations. Fran's comment on this was that he thought it was interesting to see that the Village Council is actively raising money when they have no idea what they are going to append it on. Bottom line is that if the

council is going to be a moving force in the community they are going to have to be in a financial position to acquire and maintain common grounds. A homeowner explained that the Council is in a position to be able to gather funds that will be put into effect in things that will be of benefit to all. Lynn Gauche asked about the Village Councils mandate and was that granted by a vote of the community. A discussion took place regarding what the roll of the Council is.

#### Old Business

The homeowner who has been delinquent and refused to pay still has not done so. As requested by the board Lynn Gauche, as President of the Board, sent a letter to that homeowner but he has still refused to pay. She has now contacted Richard Shattuck, Attorney at Law and apprised him of the situation. He stated that rather than putting a lien on his property we should start a court action which will be more effective. Fran Wickeham stated that the South Bay Association has done that and was successful. Mr. Shattuck stated that we should get a judgment against the homeowner. This will give the board greater latitude in dealing with delinquent accounts. It was stated that if a judgment is obtained the delinquent homeowner must pay all legal costs as well as the delinquent account plus fines. Tim Perry made a motion to seek a judgment against the homeowner. It was seconded by Fran Wickeham and there was no discussion. The motion passed unanimously.

Bob Duncan gave the report on the sign repair. Bob said that the original bid was in excess of \$1,2800 dollars. Bob talked to the bidder and they worked out a bid of \$651.00. Bob said that was a good price and President Gauche called for a motion to accept the Bid. Fran Wickeham made the motion to approve the bid of \$651.00 to repair the sign at the entrance to Teal Lake Village. Tim Perry seconded and the motion passed

The survey results were presented by Bev Browne. She said that in the common areas the majority want to continue the same level of care. The majority want the lawns to continue to be done, and that weeding be done in the beds and lawns as well as the common areas. The majority of homeowners want the pruning to be done and to continue with cable TV.

President Gauche stated that we needed a vote to continue weeding. She said that we are addressing this issue as a result of the Town Hall Meeting vote on the weeding. The majority 78% of homeowners wanted the weeding services to continue. Jim Richards said that he already had bids in to do the work. He said that we may not need to do the homeowners beds. Lynn stated that it has been pointed out that a majority of homeowners have requested that the beds be done and we need to accomplish that. Jim recommended that we grant the bid to All Care. Tim Perry moved that the board approve and award a contract to All Care to reinstate weeding in the entry, Sea breeze Park, landscaped common areas and homeowner's landscaped beds for the remainder of this year of 2003. Bob Duncan stated that while he realized that the majority of

homeowners have said that they want the weeding. Bob suggested that it is not cost effective to pay for 100% weeding when some do not want it. He felt we should re-negotiate the contract to reduce the costs for homeowner's beds. Lynn Gauche agreed to do. Lynn called for the vote and the motion passed with one dissenting vote.

Note (The ballots that were returned to the board regarding the voting are attached to these minutes for review by any homeowner).

Lynn Gauche addressed the weeding of the common areas which will cost us \$250.00. She stated that they have not yet started spraying but if they sprayed the common areas for weeds they would be able to eliminate two mowings which would save the association money. Discussion took place both pro and con to add or not to add an additional spraying and reduce the mowing. It was moved that an additional spraying be approved, the motion was seconded and discussion took place. It was discussed that this was an experiment and if it works this year we can institute it again next year. Bob Duncan said that that he needs to know exactly how this will be paid and the mowing costs reduced. The vote was called for and passed unanimously.

Bob Duncan discussed the interim budget. He said that there is a complete budget book for Teal Lake Village on file in the Bay Club. He went through the budget estimates from 2002 and anticipated expenses to come up with the interim budget that will run through the end of December of 2003. (see complete report attached to these minutes).

Bob compared the projected budgets for 2004, 2005, 2006. The balances for each year are shown on the budget comparisons attached to these minutes. The figures show that with weeding added we will be spending down to the point where we are not viable and we will have to have increases in the dues to cover weeding. It was discussed that we are going to have to find alternatives for the homeowners to discuss. The mailing of the interim budget information and the vote information should be ready to go by June so that the homeowners will have a chance to vote on the issues.

Lynn Gauche read a letter from her to Greg McCarry concerning lot 74 and what they intend to do with it and what our concerns are regarding the lot. (See letter attached to these minutes). A discussion took place involving the homeowners next to the lot.

There was a question regarding the mailing of our checks for our homeowner's dues into the envelope with the check for the South Bay Association dues. Bob Duncan stated that he had talked with the accountant and was told that it was not a problem to send both checks in the same envelope.

#### New Business

Lynn Gauche welcomed Doug Scheibel as our new ARC chairman who will

replace Earl Yim who is leaving the board. Tim Perry made a motion to approve Doug Schiebel and our new board member and ARC chair. The motion was seconded and approved unanimously. Doug will take over on July 1, 2003.

Lynn summarized a letter from Bob and Clydene Lloyd who expressed their concern that homeowners may not approved the upkeep of the common areas and the importance of keeping those areas in good condition. If this is not done the values of the homes in Teal Lake Village will not maintain their value for future sale. (See letter attached to these minutes).

Lynn asked for input from the homeowners present. Frank Mitchell stated that he was not happy with the landscaping and after another two hour session of weeding his landscaped bed brought along a box of weeds to present to the board.

Dick Moser addressed the issue of contracting and said that in the past the board included all the things the homeowners wanted into the contract to see how far the contractors will go to get the bid. He said that we need to have tighter controls on the landscapers. He complimented the board and said that we needed a fulltime person to manage the association.

Bert Goldstein stated that we will never be able to get a contract that everyone will be happy with and that he just makes sure that everything gets done on his property. He said that it is up to the homeowners to help keep up their own property.

It was stated that the weed control that will be done by spraying and not by pulling the weeds.

There being no further business before the board the meeting was adjourned at 4:59 p.m.