

6-23-2003 Mtg Minutes.htm

Board of Directors Meeting

June 23, 2003 [Return to Meetings](#)

Work Session

The work session commenced at 2:30 p.m. and was chaired by Acting President Tim Perry. Members present were Tim Perry, Doug Schiebel, Fran Wickeham, Bob Duncan, Earl Yim, and Jack Piper. There were no homeowners present at this open meeting.

A brief discussion took place regarding delinquent accounts and Bob Duncan stated that the homeowner who was delinquent has decided to pay after he was contacted by the Association's attorney. Bob said that he has not seen the check but he understands that he will be paying.

Earl shared with the board members the estimated costs by year for maintenance of the drainage pond shared by Teal Lake Village and Bay View Village. The report he submitted showed a time frame from 2004 through 2009. Each year show the potential work that might need to be done. Earl said that there has been talk of a 16K assessment to fix the pond. He was careful to tell the board that all of the costs are estimates and we cannot get a clear picture of the numbers until we get some history to base the actual numbers on. He said that he will keep the board apprised of costs as they become realistic. (See report of estimations attached to these minutes)

A discussion took place regarding a drainage district for South Bay. The pros and cons of that happening were discussed as to why there should be one, why anyone beside TLVA and BVA would be interested in having a drainage district. It was felt that the costs of having to pay taxes to support a drainage district may ultimately cost each homeowner more than to handle it as we do now.

There was discussion regarding the current mailing lists. It was determined that they are not totally up to date and need some revision.

It was asked if there had been any ballots returned as yet and Bob Duncan stated that he currently had 17. Fran Wickeham stated that he had heard that someone was saying that the balloting was illegal. He stated that if we get a legal challenge to the balloting we should consider getting a legal opinion. Bob stated that all 17 of the ballots showed that everyone was in favor of the interim budget and 16 were in favor of the other issues.

A discussion took place about seeking candidates to run for the board in October. There will be four openings at that time. Tim Perry requested that each board member seek out those persons who might be willing to run for the board. A discussion took place about trying to get a homeowner from each block to be on the board. An effort will be made to attempt to get that mix.

The board members scanned the minutes and found several errors in them. The errors were discussed and changes were made to the minutes for May 19, 2003 and June 16, 2003.

Board Meeting

The meeting was called to order by Acting President Tim Perry at 3:30 p.m. Board members present were Tim Perry, Fran Wickeham, Doug Schiebel, Jack Piper, Earl Yim and Bob Duncan. Homeowners present were Dan and Soozie Darrow, Dorthy Phillips and Dick Moser.

Tim Perry reviewed the agenda and asked if there were any additions. There being none, he called for a motion to approve the minutes for the May 19, 2003 meeting as corrected. It was asked that the corrections be read into the minutes. Tim Perry read the following:

1. Board members present was corrected by removing Jack Pipers name and inserting Doug Scheibel;
2. In the ARC report on page 2 line 7 “are” was changed to “will be”;
3. Under old business on page 3 line 31 “do a” was changed to “pay for”;
4. Under old business on page 3 line 32 “He felt that we should only do those homes that do want it and not to those that don’t and try” was changed to “He felt we should re-negotiate the contract price to reduce the costs for homeowner’s beds”;
5. Under new business Doug Schiebel’s name was corrected.

Tim Perry called for a motion for the minutes to be approved. Fran Wickeham made the motion that was seconded by Bob Duncan. There was no discussion and motion passed unanimously.

Tim Perry called for a motion to approve the minutes for the June 16, 2003 special board meeting. There was one correction and Doug Schiebel’s name was removed as being present. Fran Wickeham made the motion to approve the minutes as corrected and Bob Duncan seconded. There was no discussion and the motion passed unanimously.

Bob gave the **Financial report**. The final report ending 4-30-03 showed that our net worth was \$55,288.30 and the interim report ending 5-29-03 showed a net worth of \$55,134.43. Bob stated that since we instituted the new

procedure to fine if the dues are not paid in the first month the bulk of the dues are being paid in the first month they are due. There are still a few who are late and two that are delinquent.

There was no **Landscape report** as Jim Richards was not present.

Earl Yim gave the **ARC report**. He said that six permits were requested. Several homeowners on Sea Vista Terrace are wishing to trim the bushes across Teal Lake Road on BVA property that are starting to block their views. The South Bay ARC had no problem with it and the representative from BVA was favorable. The leadership on the South Bay ARC has changed and there are openings on that committee.

Jack Piper gave the **Communications report**. He said that he needs input from the board members for the next edition of the Teal Squeal. He said the web site is up and running and anyone finding mistakes please let him know so that he can correct them. He said that the minutes are now on the site and are available by date. There are still a couple of sets of minutes that have not been found as yet. He said that he will put the site address in the next addition of the Teal Squeal.

Fran Gave the **Village Liaison report**. He stated that **PLVC** has the authority to raise voluntary contributions and to distribute funds for the benefit of the entire community. It is unable however, to levy taxes or make assessments. See previous "VOICE" articles. Future communications on **PLVC** fund raising and expenditure plans will hopefully be forthcoming.

A resident, who lives outside of TLV expressed concern about Millennium Cable's elimination of the Turner Classic Movie programming and substitution of Tech TV without prior communication with subscribers. This citizen claimed he received a form letter and a \$5.00 credit in response to his complaint and asked the PLVC Board to write to Millennium to express the Community's concern.

While this was not considered a subject for the PLVC to become involved in, I believe that the TLVA should write to Millennium on behalf of our 97 "Basic Cable" subscribers, demanding a similar credit of \$485.00(5X97). Bob Duncan added that he had given the name and address of the Millennium account manager to President Gauche and she is preparing a letter to be sent to him requesting our refund.

Rosalie Barber is in charge of the Port Ludlow Friday Market and would like assistance in encouraging more vendors to participate.

PLA is planning an "Open House" in Olympic Ridge this August. Watch for an announcement.

PLA is presenting their Marina area development plan to the community at

the Beach Club on June 30th.

Sheriff Brasfield presented a report to the community regarding law enforcement efforts in Jefferson County and Port Ludlow in particular. He also mentioned that he was successful in submitting the high bid on a motor trawler auctioned on eBay.

A "Firewise Community" committee was established to educate Port Ludlow residents on appropriate action to reduce vulnerability to fire damage. We should review our CC&R's with regard to cedar shake roof replacement so that we do not prevent future replacement of these roofs with more fire retardant materials.

A concern over the proliferation of 'signage' in the village will result in efforts to bring about voluntary reduction by realtors and private sellers. R.E. sandwich board signs are the primary problem. We may wish to review our TLV CC&R's to ensure that any restrictions are enforced.

The **SBCA** ARC chairman, Tom McKay, has resigned. He is succeeded by Richard Grim according to Earl Yim.

A discussion took place regarding replacement of roofs and siding. Special interest was given to the replacement of the shake roofs with composition.

Old Business

Bob Duncan gave an update on the balloting on the budget and meetings. He said that there was a problem with the cover letter. The letter stated that the ballot could be turned in to the block or mailed. The ballot stated that it could be sent mail it in or turned in to the block Captains. The second mistake was that the cover letter said that the results would be available at this meeting but the ballot is not due until the 27th. He went on to state that he has received 17 ballots as of this meeting and the bulk of those are approving all of the issues presented.

Tim Perry addressed the issue of the nominating committee stating that if anyone knows of someone who is willing to serve to let either him or Fran Wickeham know who they are. It was discussed that it would be a good thing to have a representative on the board from each block. Tim Perry stated that although that is not a new concept the board has been unable to accomplish that in the past. He stated that he and Fran will try to get that mix for the annual meeting. Tim said that there will be four positions open and anyone wishing to run for the board can contact either Fran or himself. Their phone #s and e-mail addresses are in the Teal Squeal.

New Business

Tim Perry brought up the fact that this was Earl Yim's last board meeting. He commented on how much Earl's hard work has meant to not only the Board but to the Association as a whole. He told Earl that he will be missed and that

the other Board members appreciated the fact that Earl will still be involved with the retention pond issues.

From the Floor

Dick Moser volunteered that he did not think the board was following Washington State Law regarding the current ballot that was sent out as well as the meeting procedures. He seemed to think that the Board cannot allow the Association members to vote to waive a meeting and vote by mail. Dick further stated that he felt the Board was holding secret meetings and making decisions. Tim Perry and several other Board members took umbrage at the comment and attempted to explain that every meeting held by the board was done so with prior notice to the homeowners and all meeting including work session were open. Dick continued to accuse the Board of devious practices and holding secret meetings. Dick's personal attacks on the Board angered some Board members as Dick Moser continued to be accusatory. When Dick reached the time limit for discussion, Acting President Perry cut the discussion off and asked if there were any other input from homeowners who were present at the meeting. There being none Tim Perry declared the meeting adjourned.