

Teal Lake Village

Board of Directors Meeting

September 22, 2003 [Return to Meetings](#)

Work Session:

The work session began at 2:30 PM at the Bay Club. All board members were present. President Gauche asked if there were any other items to be added to the **regular board meeting agenda**. She stated that she was going to add some items under old business. Tim Perry stated that he had some items for new business and was asked what they were.

He added three new rules for consideration and a rewrite of section 7.3 in the CC&Rs to reflect the annual assessment in regard to the three levels of cost in assessing for different levels of landscaping. Jim stated that there was also a fourth level and that would be if the homeowner did not want any landscaping at all. Tim explained that if we do the change to the CC&Rs there would have to be a vote at the annual meeting which would require a 67% vote by the homeowners. Fran Wickeham asked what the quorum would have to be for that vote. Tim stated that it would be required that it be 67% of the total membership in order to change the CC&Rs. Lynn explained that the package to the homeowners for the annual meeting has to be postmarked by tomorrow so that vote could not occur at that meeting. It could be done at the next Town Hall meeting.

Bob Duncan stated that as of yet the board has not approved the **annual budget** for next year and that should be on the agenda also. He said that there are a few changes but nothing big. Lynn said that the financial report could be used to cover the financial business.

Tim asked if there were going to be any corrections to the **minutes** before presentation at the regular meeting. There was one correction regarding the annual meeting financial report and the minutes reflected that Bob Duncan would be presenting it. It should read that Lynn Gauche will do the presentation.

Lynn wanted the board to take a look at the **annual meeting packet** that will be going out to the homeowners. She called on Bob Duncan to go over the budget items in the packet. Bob said that he had to copy some items and left the meeting.

Jack Piper requested that the board members check out the **Association web**

site and give him feed back on it. Jim Richards said that he had pulled up the site and found weird pictures on it. Jack said that he would check it out.

Bob returned and handed out the **financial information**. He explained the year to date execution and the page showing the differences. He said that he had changed the posting date of the interest earned and in landscaping there were some increases that were skipped last year. There were several other minor changes due to the inclusion in taxes on bids. Bob then walked the board through the annual budget for next year.(See financial information in Meeting minutes and homeowner packet)

Bob explained the **internal annual audit** and read the report to the Board. It will be voted on during the regular meeting. There were no questions regarding this document. Lynn suggested that the report should be disseminated to the homeowners and that we should put it on line with the Teal Squeal. We should not be printing the Squeal out but rather should post it on the Village web site and not hand it out.

The board then took a look at the suggested **new rules**. Tim Perry stated as requested he put together three new rules. The rule regarding mail boxes and Tim said that the rules are just to clarify the rules and put down the most common problems in a central location for easy access. The parking regulations rule caused some discussion as to where the rule should apply. After discussion it was determined that the rule was not clear and was set aside. The proposed rule regarding signs was set aside until the South Bay Board deals with signage in the entire South Bay Area.

Fran Wickeham stated that he wanted to make it clear that he had fulfilled his obligation to serve one year as he was appointed not elected. Lynn stated that she would make it clear at the meeting that Fran was not just bailing out after being elected.

It was discussed that the regular meeting is scheduled for one week after the annual meeting and we should probably suspend that meeting. It will be discussed and voted on at the regular meeting.

Regular Board Meeting:

The Board meeting was called to order by President Lynn Gauche at 3:30 PM. Board Members present were Fran Wickeham, Bob Duncan, Doug Schiebel, Jack Piper, Jim Richards, Tim Perry and Lynn Gauche. Homeowners present were Dorothy Phillips and Dick Padilla.

President Gauche reviewed the agenda and added to old business; update on delinquent homeowner dues, Cable TV refund update, new rules for consideration, change in CC&Rs, and packet for homeowners regarding the Budget for the annual meeting.

Lynn called for the review of the **minutes of the last meeting**. Tim Perry stated that there had been one change in the minutes. He stated that the name of the person to present the budget at the annual meeting was changed from Bob Duncan to Lynn Gauche. A motion was called for and Fran Wickeham made a motion that the minutes be approved as edited and Jim Richards seconded. There was no discussion and the motion passed.

Bob Duncan made the **Financial Report**. Bob started with the report from Garth Lindsey on the annual audit of the Association Finances. Tim Perry made a motion to accept the annual audit as written, Fran Wickeham seconded. There was no discussion on the motion and it passed. Bob stated that the final budget up to 7/31/03 showed that our total net worth was \$63,500.62. The interim budget through 8/28/03 showed that our net worth was \$53,535.14. (see budget reports attached to these minutes.)

Jim Richards gave the **Landscape Report**. Jim explained that he had asked his committee members to do an unofficial survey of homeowners to ascertain what level of landscaping they would prefer. He also stated that he had asked Tim Perry to draft a change to the CC&Rs to reflect and multi level annual assessment to homeowners based upon the level of service they wish. He said that there is a fourth level to consider and that would be non-of-the above for those folks who did not want to have any landscaping done. He explained that it would an added responsibility on the landscape committee and Association to assure that those homeowners who opted out would keep up their own landscaping. It would be incumbent on the association to contract with a service to do the landscaping on those properties and then charge the homeowner for the work. There are some who are promoting the opt-out option and we need to have an answer. He explained the three levels being considered. He has checked with the treasurer and it would not be a problem to bill differently depending on which level is desired. There was discussion regarding the policing of the opt-out option and the idea of maybe doing it for one year to see if it works would be feasible. Dick Padilla gave some background information for the board's consideration. Lynn asked about the landscaper's ability to do the multi level process. She said that there needs to be an exact cost of each level so the homeowners knew what they would be paying. It was decided that a formal survey should be done to ascertain how the homeowners feel.

Lynn asked for a motion to decide how many levels should be included in the survey. Bob Duncan made **a motion** to add the fourth level to the survey, there was a second. A discussion regarding what services would be mandatory and Tim Perry read the current language in the CC&Rs. There was a question regarding weather this subject would be brought up at the annual meeting and the answer was no. It could be done at a Town Hall meeting in the future. The question was called for and the motion passed.

Jim continued with outlining the problems that had been reported so that the board would be aware of the types of complaints he was getting. The weeding

has been completed front and back. The landscaping crew takes part of the day and they all weed.

Doug Schiebel gave the **ARC Report**. He stated that he had approved four requests for improvements and sent one to the SBARC for review. He sent a letter to that homeowner explaining why that was done.

Jack Piper gave the **Communication Report**. He said that the Teal Squeal went out on time. He said that the approved minutes and the annual audit will be on the site.

Fran Wickeham gave the **Village Liaison Report**. He stated that there was just basic information (President Gauche left the meeting to start some copying) PLVC is focusing on the Jefferson Co. Commissioner election. They are hosting a meeting of the candidates so that the residents have the opportunity to listen to and ask questions of the candidates. Another issue being studied is the fund raising effort via a Port Ludlow Visa card of which 1% of the charges would be kicked back to the PLVC. The effectiveness will depend on how many residents apply and how much they use the card.

Old Business:

Lynn brought up the subject of the annual meeting packet. Tim Perry made a **motion** to accept the packet to be delivered to the homeowners, there was a second. Bob Duncan stated that there would have to be a motion at the annual meeting to waive the internal annual audit. Lynn called for the vote and the motion passed.

The letter regarding the interest owed was sent out and explained how to do the payment. Bob said that the **delinquent homeowner** has paid his late dues and fines but has not reimbursement the association for the attorney costs. Lynn stated that she would send out a letter to the homeowner requesting payment.

The three **new rules** were brought up and it was decided to table two of them. The one rule for board discussion was the rule on Mailboxes. Tim Perry read the new rule and explained its purpose. Fran Wickeham moved that the new rule be accepted and Bob Duncan seconded the motion. The vote was called for and **the motion** passed on rule #4.

A discussion took place as to who maintains the kiosks. It was determined that the maintenance was to be done by block volunteers.

CC&R rewrite was discussed. This rewrite was for the multilevel landscape services annual assessment. It would change section 7.3 in the CC&R.

Tim Perry moved that the board accept the proposed **annual budget** as presented by bob Duncan, there was a second and the motion passed.

New Business:

The subject of the **October regular board meeting** was broached. After discussion it was determined that the regular meeting would be cancelled as it would be right behind the annual meeting.

Lynn has been notified that the **November meeting** location will have to be changed. She said that she would find another location and let the board know where that will take place.

Lynn questioned the **removal of trees** along the street beside her home. She stated that she was not consulted and would not agree to that. Doug Schiebel explained that that project has been tabled.

There was a question regarding the approval of a fish pond in the village.

The meeting was adjourned at 4:50PM.

The Meeting was reconvened at 4:52 to discuss the **fish pond** that was approved. Tim Perry called the meeting to order in the absence of Lynn Gauche. Tim was concerned that although the ARC is able to approve changes to Teal Lake Village where there is a precedent for the change, when there is not a previous precedent it should be reviewed by the board. He felt that the ARC cannot be autonomous when dealing with new changes. Fran explained the pond application and that he felt that the ARC should be autonomous. Tim Perry stated that he disagreed that the ARC should be autonomous but should be answerable to the Board of Directors. Fran made **a motion** that the board approves the application for the fish pond. Bob Duncan stated that he felt that under certain conditions the Board should be able to review decisions made by the ARC if necessary. There was discussion regarding what precedent this decision would make. The vote was called for and the board approved unanimously the decision to allow the fish pond. The meeting was adjourned.