

Teal Lake Village

Town Hall Meeting Meeting

April 5, 2004 [Return to Meetings](#)

Richard Rudy opened the board meeting at 2:30 PM and introduced the board members to the audience; all of the Board members except Bob Duncan, (Jack Piper, Jim Richards, David Wheeler, Bill Browne, and Doug Schiebel) were present. He also introduced the two people who would be counting the ballots, Tom Albus and Earl Yim. Mike Keefe was handling the sign in table and was also introduced.

Richard explained that this was a Town Hall meeting and not the annual meeting which would come up in October. He explained the purpose of the meeting; to vote on three amendments to our CC&R's and to vote on a proposed level of service maintenance plan.

The first amendment needs a yes vote of 65 homeowners to pass and it stands on its own merit. Both the second and third amendments also need a yes vote of 65 homeowners to pass and both must pass to be approved. If one doesn't pass then both are invalid.

The level of service needs a majority of yes votes but if either amendments 2 or 3 fail then it also cannot become effective.

Richard reviewed the agenda for the meeting.

Richard Rudy made the **Financial Report** in Bob Duncan's absence. Richard stated that the interim budget report from 1/1/04 through 2/26/04 show a total income of \$41,520.72 and a total of expenses of \$28,182.00. The report as of 2/26/04 showed that our total net worth was \$56,042.66.

Richard Rudy explained amendment one, the change to CC&R section 5.5, giving the purpose of the modification to the CC&R's. A question came up on what constitutes a quorum to pass these amendments and it was explained that quorums are covered in the CC&R's and for an amendment change it takes 67% of the homeowners which is 65 homeowners.

Jim Richards gave the **Landscape Report**. Jim stated that our contract with Allcare for landscape maintenance in general expires at the end of this year and in order to prepare for that event the Landscape sub-committee actually started in October to do the prep work to put the contract language together, revise the form as necessary and start looking for bidders. The sub-committee

has contacted prospective bidders and we now have nine different organizations that have said they are willing to bid on our contract. As we have done in the past, it will be set up for one, two or three year proposals from the bidders. The sub-committee will refine the data through the financial analysis and get back to the board with the results of those proposals as soon as we have them in. The contract proposals forms will go out somewhere between the 1st and the 15th of May. We will have them back in hand by the middle of July, check the contracts out, interview them, check their references, and make a recommendation to the board either at the August or September meeting.

Jim mentions the change of the on-site manager for Allcare. There has been a discussion on mower sizes and their intention is to cut the front lawn with 21 inch mowers in the future.

Jim discussed the red thread infestation and what steps were being done to attempt to control it.

Jim mentioned that the entrance way sign has developed a crack off the glue line. The board itself is cracked. We are getting the point in the life of that sign where it may cost \$2,000.00 to \$3,000.00 to replace. We will have to decide sometime in the future to replace it or go with another size/type sign. It would probably take the approval of South Bay to keep it in sync with the other villages. This probably would have to be a special assessment at some time in the future.

Jim mentioned that tent caterpillars are back but any special steps to get rid of them are outside our landscape maintenance contract.

Richard Rudy explained amendment two, the change to CC&R section 5.2.2, giving the purpose of the modification to the CC&R's.

Richard Rudy explained amendment three, the change to CC&R section 7.3, giving the purpose of the modification to the CC&R's.

Richard Rudy explained the levels of maintenance plan.

The question came up as to how much would be saved on each level and the answer, from Jim Richards, is that we do not know at this time. Right now our cost per homeowner is about \$90.00 a month for landscape service.

A question came up if under the present CC&R's, could there be a base service with individuals opting for add on services. The answer, from Jim Richards, was no, without having some sort of change to the CC&R's. It was mentioned that an individual can hire for additional work on their yard but it would not be part of the Landscape contract.

A question came up if you could change your level of service during the year. The answer was no, it would be selected for the year but would be changeable

at the end of the year.

A question came up as to enforcement of proper maintenance. Part of that is already in the CC&R's but guidelines would have to be made by the board.

The question about lot #74 came up as to what maintenance is being done. It was stated that it is treated as a common area.

Richard Rudy called for the vote by ballot on the proposed amendments.

Dave Wheeler gave a presentation on what the Village Council does for the community and asked for a straw vote on the possibility of a \$1.00 per quarter per homeowner to help support the Village Council. Carol Saber gave report on some of the financial input and expenses the Village Council work with.

A question came up about who is responsible to notify a home owner that their renter is not conforming to the CC&R's. It deals with a renter that has four dogs and apparently is not cleaning up after them.

There was a several minute break while the ballots were being counted. After the break Richard Rudy read the results of the voting.

Amendment one passed with 67 yes votes.

Amendment two failed with 49 yes votes.

Amendment three failed with 49 yes votes.

The Level of Landscaping doesn't matter as #2 and #3 did not pass.

Richard Rudy stated the vote results would be in the newsletter and posted on the web site.

There being no further business before the Board the meeting was adjourned at 4:30 PM.