

Teal Lake Village

Board of Directors Meeting Minutes

September 27, 2004

[Return to Meetings](#)

Regular Board Meeting:

Richard Rudy (President) opened the regular board meeting. The Board members present are Jack Piper (Secretary), Jim Richards (Landscape), Bob Duncan (Treasurer), Doug Schiebel (ARC), David Wheeler (Liaison to Port Ludlow Village Council), and Bill Browne (Liaison to SBCS).

Communications Report: Richard Rudy called for the approval of the June and July minutes. There was a motion to approve both minutes which was passed.

Jack Piper reported that the Teal Squeal did not get out earlier this month. He stated that he needed the articles submitted in order to get the Teal Squeal out after he returned on October 5th.

He also stated that he would be putting only one more Teal Squeal out prior to it being turned over to another board member as his term was up at the end of the year. The Teal Squeal is published every other month and the next one will be mid November. Inputs are requested to be in around the 15th of the month it is to be published. Dave Wheeler asked if he could submit an article concerning the Village Council.

The web site has all the budget stuff in there and the minutes would be added after Jack returned from his trip. There was a request for hit statistics to be available at the next meeting.

Bob Duncan made the **Financial Report**. Bob had the final reports for June, July, and August. He stated the most important thing to watch is current worth. It show we are under executing which seems to be consistent for the year. The final net worth through August is \$59,248.

The financial review was completed by Garth Lindsey for the transition period which ended December 2003. Bob stated that the work done by Garth is an under appreciated effort that he is providing the board. There is a periodic call to go an independent outside auditor. Garth is a CPA and he does what you would be paying a fare amount for free. It is kind of difficult to find outside

auditors.

All of the funds have been transferred from Bank of America to America Marine Bank. As of the end of this month we are sitting with about \$35,600 in checking and about \$8,600 in savings. Bob said he would suggest that we keep about \$15,000 in checking, about \$10,000 in savings and put \$15,000 in one year CD. There was a discussion on CD as to length, interest, and penalty for early with drawl.

A motion was made and approved to empower Bob to check what the interest rates and with drawl penalties are for various amounts of CDs and to make a CD purchase on what he thought was the best deal.

Jim Richards gave the **Landscape Report**. Jim reported that the big thing for landscaping is the contract expiration at the end of this year and the signing up with the new vendor for next year. We scheduled to interviewed 3 companies, Alcare chose not to bid, Rogers bid but did no show, Four Seasons we have a bid from, and Best Landscape. The committees that interview these people were myself, Bill & Bev Browne, Rose Yim, and Jack Potter. We interviewed them here about 6 weeks ago. We spent an hour with each of the 2 vendors that showed. I gave the folks some time with them getting back to me the following Monday with the recommendation. They all agreed that we go with Four Seasons. Jim then took the committee recommendation to the Landscaping committee. The Landscape committee they were in favor of forwarding the Four Seasons as our recommendation to the board to take out a one year contract for next year. The bid is \$114,915.00, including tax. We are currently paying about \$134.000.00.

So just off the top we are at a \$20,000.00 annual savings over the current contract with Alcare. Jim checked the references on Four Seasons and everything came through very well. He had a very well developed plan on how he was going to attack the landscaping problems in our village. He gave us an equipment list, a crewing list, with duration of employment of the people on the list. So it is our recommendation to this board to sign a one year contract with Four Seasons Lawn and Grounds Maintenance of Bremerton, WA. Our base contract with them would include language that would say that the contract is mutually agreeable upon commitment of both parties for an additional year or years based on negotiation on price. Bob Duncan clarifies that the board had to vote on recommending the contract to the Association. The association is the one who has to vote on approving the contract. A discussion occurred on why the contractor only wanted a one year contract. A motion was presented and passed to take the recommendation of the Four Seasons contract for landscaping to the Association.

Doug Schiebel gave the **ARC Report**. ARC had four requests with three being approved and on being forwarded to SBCA ARC. We have received a letter from Summers of which copies were presented to the board members to read. Bill Browne brought up what Timberton Village has done with the Fire

Department in developing a fire prevention plan in relation to brush and trees. It was agreed that the a response to the Summers letter should be sent informing them that we already have plans with the Fire Department for an inspection of Teal Lake Village. The inspection date is Thursday, October 21, 2 PM; meeting at the flag pole.

There was a discussion concerning a couple dead trees that are on the common areas that need to be removed. Doug will follow up on this.

Bill Browne gave the **SBCA Report**. Bill said he had received the report from Timberton. The second thing is a survey that SBCA is developing right now in member interest and activities, meetings, what have you at the club house. SBCA wants to survey all the members that will respond in terms of their use of the club and their interest in the club. They have developed a 3 page questionnaire. SBCA is doing this in preparation for the expansion of the club and its use in the future.

Dave Wheeler gave the **PLVC Report**. Dave gave a report on the progress of the PLA development plans. This had to do with them resubmitting their revised plans to the county for county approval.

Dave covered the changes in the PLVC board on who has resigned and who are the new candidates.

Dave also brought up that their instructions for voting did not follow their own regulations. He would bring that issue up at their next meeting.

Old Business:

Dick Rudy wanted the board to go on record as to sending a thank you (Dick will write it) to Dave Bobanick on the work he did on the Teal Lake Village Golf Tournament and BBQ. There were 24 golfers with a total of 38 for the BBQ dinner.

Dick Rudy said he has not yet sent the letter to the county on the sidewalk issue. Dick said he would get the letter off this week.

Dick Rudy stated that he has sent a letter to PLA on the lot and water problem but has not received a reply as of yet.

Jack Piper asked about the tree replacement/removal in the common area by the Albus's. The tree has been removed. Addressing PLA on replacing the tree with another or with a bush has not been done yet.

Dick Rudy stated we have to reschedule the annual meeting. Bob Duncan said the package should be sent out with a discussion of what is happening, what they are voting on, and a ballot. He stated that the Association has to vote on the landscape contract, the 2005 budget, with those being two separate votes. There has to be a vote on how you are going to handle the financial review for

2004; either wave going or not going to an outside auditor. The fourth item is a vote to approve a donation to PLVC.

Dick Rudy would follow up on setting a date for the annual meeting and would inform the board members by email.

There being no further business before the Board the meeting was adjourned at 5:00 PM.

[Go to top](#)