

TEAL LAKE VILLAGE
BOARD OF DIRECTORS MEETING

JANUARY 24, 2005

3:30 P.M.

[Return to Meetings](#)

BOARD MEMBERS PRESENT: Dick Rudy, Dave Wheeler, Tom Kingston, Carol Katuzny, Doug Schiebel, and Bill Browne.

Bev Browne, Editor of The Squeal and Dan Darrow were also present. Board Member Dave Bobanick is out of town.

The meeting was called to order by President Dick Rudy.

Dick Rudy proposed the slate of officers for the Board to be:

President Dick Rudy

Vice President Dave Wheeler

Secretary Carol Katuzny

' Treasurer Tom Kingston

ARC Chair Doug Schiebel

Landscape Chair Dave Bobanick

Member-at-large Bill Browne

Dave Wheeler moved and seconded by Doug Schiebel the proposed slate be accepted. The motion unanimously carried.

President Dick Rudy appointed committee heads:

PLVC Representative Dave Wheeler

SBCA Liaison Bill Browne

Minutes from the last meeting were not available, but will be presented at the next board meeting.

Financial Report: Tom Kingston distributed a copy of the current balance. The checking account is low right now because payments have not been received yet for this quarter. New signatures are needed for check writing. Two signatures are needed for check signing, however it was suggested all board members signatures be on file for ease of availability. There is a CD in the amount of \$15,000. on deposit with American Marine Bank. The location and safekeeping of the certificate was assigned to TLV Treasurer, Tom Kingston. Tom will report back at the next Board Meeting with the information. Bill Browne reviewed the policy for tracking the projected budget balance: if it goes under 10% or over 25%, it is to be brought to the attention of the Board for any appropriate adjustments.

ARC Chair, Doug Schiebel, reported there were several applications to be considered.

Several residents on the West side of Sea Vista Terrace requested that the trees on the corner of Teal Lake Road and Paradise Bay Road be removed because of possible fire danger. During the Fire Wise walk-through, Fire Chief Kier suggested that the trees only needed to be limbed up for fire safety. If the homeowners want to pursue this, an arborist would need to be consulted to verify if the trees would survive the limbing up as they have already been "windowed".

The cedar trees on Paradise Bay Road were topped by the county for safety and possible view improvement.

An illegal floodlight was installed at Lot 31, 31 Sea Vista Place, which is an annoyance to neighbors and violates the CC&Rs. The owners have agreed to leave the light off, but the lighting fixture still does not comply with the CC&Rs.

Mike and Thelma Keefe, Lot 10, 216 Crestview Drive, have appealed to SBCA to have the three maple trees removed from the common area across the street from their home. These trees were planted on Crestview Drive **after** Keefe's purchased their home and claim it blocks the view of the water.

Homeowners at 246 and 252 Crestview (Lots 13 and 14) have requested Secret Gardens, a professional landscape company, to re-landscape their properties.

Landscape Committee Report: Dick Rudy reported for Dave Bobanick. A Landscape Committee Meeting was held for all Block Captains. Jim Tipton, of Lot 79, 23 Clearview Place, was selected to be the spokesperson for the Block Captains. The Block Captains will report problems to him, and he will forward all information to Dave Bobanick and Dick Rudy. A color-coded map shows where the contractor will be on each day. They will be here each week on Monday and Tuesday. Four Seasons will have the same person responsible for the same area each week for continuity and good communication. Block Captains are distributing Landscape Exception Request forms for each resident to fill out and return to Block Captains not later than 2/23/05. There is to be a calendar of scheduled landscaping. Four Seasons have already begun work and were also responsible for the lights at Teal Lake Village entrance during the holidays. Bill Browne inquired as to the availability of using landscape Block Captains for other business matters, such as surveys. If not abused, it would likely be acceptable, but care must be taken not to overburden them with non-landscape responsibilities.

Dan Darrow questioned about dates of yard debris pick up. It will be picked up on all streets on both Monday and Tuesday. Dan, speaking for his Block Captain wife, Soozie, relayed that the landscape company would like the Landscape Exception Requests returned as soon as possible to help them begin working. Since most "snow birds" don't return until March, it was decided to use their 2004 request forms until they return and fill out a 2005 form.

PLVC Representative, Dave Wheeler, reported that PLVC is financially solvent, mainly due to the Port Ludlow credit card sales. (\$25.00 each new application), and the 1% received back from the total amount of purchases each quarter.

Teal Lake Village Homeowners Association (TLVHA) residents voted to donate \$.40/per lot to Port Ludlow Village Council (PLVC) in support of their community activities. It was moved by Bill Browne and seconded by Dave Wheeler to hold this donation until TLVHA receives a copy of PLVC's 2005 Budget. The motion unanimously carried.

The Recycle Center will need to be relocated within the next 18 months in order to expand the shopping center, hopefully to include a full service grocery store. It has not been determined where the Recycle Center will be relocated.

County Commissioner, Pat Rogers, suggested PLA purchase a construction bond to assure the

completion of the amenities proposed for the future Port Ludlow development

Fire Chief, Wayne Kier, informed PLVC that Port Ludlow Fire & Rescue (PLFR) has spent the last year working on consolidation efforts with North Kitsap Fire & Rescue and Jefferson County Fire District No. 1. It was not successful. PLFR will concentrate improving alone. Chief Kier will be hiring one additional Paramedic/Firefighter and an Assistant Chief for training and operations back-up. Additionally, there are plans to have 6 resident Firefighters to be assigned to Fire Station 33, located at Highway 104 and South Point Road on a 24/7 schedule.

SBCA Liaison, Bill Browne, reported there will be a meeting on The Bay Club expansion, on 2/3/05, at 6:00 p.m. and The SBCA Board meeting will be 2/4/05 at 9:00 a.m. There is a Finance Committee in place and plans have not yet been approved. We are encouraged to attend these meetings. Bill also reported that all but one of the Villages need changes in their CC&R's because of the way they were written by the developer. TLV needs to change wording on replacement roofing material. The original four streets of homes developed in TLV have cedar shake roofs. According to the existing CC&R's, they would have to be replaced with the same material.

NEW BUSINESS

Dick Rudy met with other South Bay Village presidents (12 Villages). TLV has three separate CC&R's that need to be consolidated. Dick suggested we develop a welcoming committee to welcome newcomers and explain the CC&R's, and general information that is unique to TLV. It was also suggested the Realtors and the Title Companies who do business in Port Ludlow be educated on CC&R's, in particular on the resales. Possibly the Block Captains could greet new residents with cookies, wine, etc. Disaster Relief Captain for TLV is Frank Mitchell. Other villages have built storage sheds to store emergency supplies. This subject will be discussed in future meetings. Dave Wheeler explained a survey was completed several years ago to see how many people live in each home, which residents would need special attention, etc. "File of Life" kits can be obtained from the fire department.

OLD BUSINESS

Dissatisfaction with the current cable company was expressed at the general meeting in December 2004. It was requested we investigate other companies and discuss improvement with existing company. The present cable for much of the Village is old and may need to be updated. Dick Rudy will ask Mike Keefe to head a committee to research possibilities.

Kudos to Bev Browne for The Teal Squeal. She will write it quarterly and needs to have Board Members relate information to her to be included. Since "snow birds" don't receive all editions, beginning next year, those who would like to have The Teal Squeal mailed, should leave 3 self-addressed, stamped envelopes before they leave for the winter to have them mailed.

Dick Rudy informed us the TLV roster is being worked on and should be up to date soon.

Dan Darrow, who is on the Trails Committee, inquired as to our retaining pond maintenance expenses. It is shared with BayView Village, they pay one third, and we pay two thirds. Doug Schiebel explained it is a very elaborate protocol and maintaining it is in the budget.

There being no further business, it was moved by Doug Schiebel and seconded by Dave Wheeler that the meeting be adjourned. The motion unanimously carried.

Respectfully submitted,

Carol Katuzny, Secretary