

**TEAL LAKE VILLAGE**  
**BOARD OF DIRECTORS MEETING**  
**FEBRUARY 28, 2005**

**3:30 P.M.**

**BOARD MEMBERS PRESENT:** Dick Rudy, Dave Wheeler, Tom Kingston, Carol

Katuzny, Doug Schiebel, and Bill Browne.

Board Member Dave Bobanick is out of town.

Jim Richards, former Landscape Chair, and

Luanna Cooke were also present.

The meeting was called to order by President Dick Rudy.

It was moved and seconded the minutes from the January 24, 2005 meeting be approved. The motion unanimously carried.

Financial Report: Tom Kingston distributed a copy of the current budget. At meeting time, 3:30 p.m., homeowners were delinquent in paying their quarterly dues. Two homeowners are not paying late fees for past delinquent dues including legal fees and interest. Our bookkeeper has sent letters of intent to collect the delinquent dues. A discussion of fines on delinquent dues, when imposed, how much, how collected, and where it is stipulated in documents; Tom will report at our next meeting how these collections are resolved.

The copy of today's budget is year-to-date. Doug Schiebel will report back at our next Board Meeting if and when money is budgeted for the holding pond. Dave Wheeler reported PLVC has provided a copy of their budget for our review. In 2004, TLV Homeowners voted to supplement PLVC's 2005 budget, which can now be paid. It was moved, seconded, and unanimously approved that a check in the amount of \$388. be released to PLVC, representing \$4.00 per homeowner.

ARC Report: Doug Schiebel reported there are two unresolved requests. The illegal floodlight at 31 Sea Vista Place has not been removed, but homeowner has promised not to turn it on. The floodlight is unattractive and does not comply with the CC&R'S. The Board agreed another letter should be sent to the homeowners to remove it completely. The appeal to SBCA by homeowners at 216 Crestview has been returned to TLV Board to resolve. Dick Rudy received an e-mail from homeowner requesting to replace the trees with small shrubs similar to existing shrubs, being careful not to create "the hedge" look. A concern is setting a precedent for homeowners requesting removal of trees in common areas. The Board feels a tree removed should be replaced with a tree, not a shrub. The question of removing any tree in TLV was discussed. Jim Richards reported a study was completed several years ago to pinpoint existing trees that could potentially block views. It is believed those pinpointed trees were trimmed or topped by homeowners, both in common areas and on homeowners properties. The Board recommends the homeowner at 215 Crestview resubmit a request to replace existing trees with trees that will not exceed eight feet in height and that they are compatible with other trees on Crestview. Dick will help coordinate a tree selection with the homeowner.

Presidents of South Bay have composed a "Rules for Trees" draft, which TLV Board will discuss at future meetings of its potential adoption. It is felt there are several items that should be edited for application to our Village.

Landscape Committee Report: In Dave Bobanick's absence, Jim Richards and Dick Rudy met with our landscape contractor, Four Seasons, to discuss rebarking common areas. A bid will be forthcoming. Four Seasons would like to improve the appearance of the Teal Lake Village entrance sign by removing sod and rebarking behind the sign. This would be an additional charge for approximately one half day of work. It was moved and seconded for Four Seasons to proceed with this improvement. The motion unanimously carried. Four Seasons volunteered to change the tax rate from existing 08.6 to Jefferson County's rate of 08.3. It was moved and seconded that we pay the existing sales tax of 08.3. The motion was unanimously carried.

Dick will meet with Block Captains to inform them Four Seasons can be hired for additional landscaping, contracted on an independent, individual basis.

PLVC Representative: Dave Wheeler reported PLVC has over \$22,000. in available funds with \$3,900. allocated to

the Trails Committee. There is an anticipated expense of \$10,500. for the new PL telephone directory. The directory will be available for purchase this week. The cost will be \$15. with binder or \$10. without binder. The profits will return to the PLVC budget. Residents are encouraged to support the advertisers listed in the directory.

Other highlights from PLVC:

- \* Trails Committee: New trail maps at Bay and Beach Club. New trails planned around golf course.
- \* Request for North Bay to add and improve trails.
- \* Noxious weed control forthcoming by volunteers.
- \* Request for \$1,000. donations from sponsoring organizations.
- \* Randy Shelly to resign from PL Committee.
  - \* Emergency Preparedness: There is a Captain and Assistant in each of our 37 areas. A successful radio drill was recently held.
  - \* Community Development: Trendwest Resorts has signed an agreement with PLA for 17 acres in the Log Dump area; 120 timeshare units to be developed to begin this summer. A public meeting will be held by Trendwest at the Bay Club on March 24, 6-7:00 p.m. Olympic Terrace II will have 80 lots, a walking trail to Teal Lake, but no new amenities. The Falls Terrace development will have 140 lots. PLA wants 82 units in the marina area instead of the 58 units, which had been approved in 1995.

SBCA Report: Bill Browne reported there are filing problems, which were discovered during a review of the South Bay CC&R's. Until they are corrected, each village must conform to existing documents.

#### OLD BUSINESS

Cable t.v. adhoc committee headed by Mike Keefe, met with Millennium Cable Company representatives, Harry Gibson and their head technician to discuss poor picture quality, poor audio, and the outage on 2/7/05. Mr. Gibson reported a new and more powerful transformer has been installed to accommodate the addition of homes in TLV. We will receive a credit for the 8-hour outage on 2/7/05. Dick Rudy will review our contract with Millennium. Mike will also pursue the possibility of other cable companies.

TLV Homeowners list was completed by Fran Oxtan and are to be distributed by the Block Captains and/or a copy attached to Teal Squeal.

SBA Presidents Meeting: Dick Rudy reported they met on 2/2/05 and reviewed revising each Village CC&R'S. The report is attached.

Dick reported that he is still in negotiations with PLA regarding lot 74.

#### NEW BUSINESS:

Woodridge held a hearing to request PLA to include another road into Olympic Terrace II subdivision to ease traffic onto Teal Lake Road and have asked for our support. It was moved and seconded that we support this request. The motion unanimously carried.

A new flag has been donated for our flagpole. It will be replace the old flag on Memorial Day. It was moved, seconded, and approved to accept.

Dick suggests we form a Social Committee for occasions such as the TLV Golf Tournament, with possible holiday parties, welcoming party for newcomers, etc. He would like a Board Member to head the committee, and appointed Bill Browne to head the Social Committee.

A motion was made and seconded to renew the TLV website. The motion unanimously carried. Jack Piper will no longer be the webmaster; Carol will ask Sharon Zabloutney if she would volunteer to replace Jack Piper.

Recording our Board Meeting minutes continues to be a problem with the existing recorder. Jim Richards believes he has another microphone compatible with this recorder, which we may use. In the event it is not, a motion was made, seconded, and unanimously approved that we purchase a new microphone.

Luanna Cooke, Lot 73 homeowner, has asked for help with landscape maintenance of the common area behind their property. The landscapers are not mowing it when they do the other common areas. Dick will inform Four Seasons. Luanna also reported a home in Bay View Village has planted trees that are blocking their water view. These trees were not there when Cookes purchased their home and would like something done before the trees are 6" in diameter. It is suggested she take pictures now, and compare to pictures of when they purchased their property. Cookes are to appeal to our ARC representative, Doug Schiebel, and he will report it to Bay View ARC

representative.

The next Board Meeting will be March 28, 3:00 p.m.

It was moved, seconded, and approved the meeting be adjourned.

Respectfully Submitted,

Carol Katuzny, Secretary