

TEAL LAKE VILLAGE
BOARD OF DIRECTORS MEETING
MARCH 28, 2005
3:30 P.M.

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

Bill and Bobbie Collins of 154 Sea Vista
Terrace were also present.

The meeting was called to order by President Dick Rudy.

All member of the Board are present.

It was moved and seconded the minutes from the February 29, 2005 meeting be approved. The motion unanimously carried.

Financial Report: Tom Kingston distributed a copy of the 2005 Budget dated 1/1/05 to 3/28/05 and reported The Teal Squeal will have a copy of the Budget vs Actual. The homeowner who was delinquent in dues and fines was paid in full. The homeowner who owes late fee fines is still unpaid. The question was asked if the work on the holding pond had been completed. Tom reported that the work has been completed, but the bill has not been received from Bay View Village. Money has been included in the 2005 Budget for the holding pond maintenance. Dave Wheeler suggested the budget and the reporting format be simplified. Tom stated that there are now two computer program entries. One is Quicken and the other in Excel that work together to get the actual vs. budget comparison. In Tom's opinion, it would be difficult to separate the two. Dave Bobanick agreed to work with Tom to determine if the process can be simplified. This should give us a clear and concise copy of the proposed and actual budget.

ARC Report: Doug Schiebel reported the two outstanding issues have been resolved. The illegal floodlight at 31 Sea Vista Place has been removed and solar lights have been properly placed to light the flag. Homeowners at 216 Crestview have replaced the trees in dispute, with Weeping Crab Trees and 3 other shrubs, all with ARC's approval. Seven new applications were received; six were approved, one, which was a request for building a gazebo, was rejected. With the increase of mail and identity theft increasing, Dave Wheeler suggested we change the mailboxes to locking mailboxes. This issue has been investigated in the past and was not pursued.

Landscape Committee Report: Dave Bobanick reported lawns would be fertilized on Tuesday, including spraying for moss and weeds. There will be no hand weeding, only spraying. Normal rotation of lawn cutting is Monday and Tuesday. Placement of your bags of clippings, weeds, etc., should be at curbside by 11:00 a.m. on those two days only. Do not put plastic pots in with yard waste. Since Monday is trash day, landscaping bags should be

placed on opposite side of driveway of the trashcans. Sprinkler systems have been turned on, but Four Seasons will not reset the individual homeowners control box unless asked to do so. Nor will they adjust sprinkler heads. They have requested that we do not water lawns the day before or the day of the scheduled lawn cutting. They suggest watering should be set for 30-45 minutes every other day for lawns, and twice a week for shrubbery. For maximum water pressure, each street should coordinate time of day each lawn is to be watered. A reminder to all homeowners to replace the battery in their control box. Block Captains met with Four Seasons on March 1st. If homeowners contract with Four Seasons to do additional work on their property, they should not be paid up front, only when a bill is received. Problem reports should be sent to Block Captain and they will discuss problem with Four Seasons. An estimate of Common Areas to be re-barked needs to be completed before they can give us an estimate for re-barking. Last year, 116 yards were estimated. De-thatching was completed and over-seeding will be done in April. It is suspected that the 12-foot Easter Bunny that appeared at Teal Lake Village entrance was placed there by Four Seasons...it brought many smiles to all who passed by. Dave praised Jim Tipton for the fine job he has done coordinating the landscaper and Block Captains.

It was brought to our attention that fire hydrants have been obstructed by homeowner's plantings and are difficult to be seen by The Fire Department. By code, landscaping should be four (4) feet from the hydrant. However, the Fire Department said they will accept a clearance of two (2) feet in order to connect the hose. It is also important for the Fire Department to be able to see the red house numbers. Many homes do not have them displayed.

PLVA: Dave Wheeler reported a large turn out of approximately 150 homeowners at the March 24th meeting with Trendwest. Construction of the buildings will not be on pilings, only on land.

Dr. Brian Atwater is scheduled to speak on the subject of Tsunami's at the Bay Club, on April 4th, 1:00 p.m.

Marge Carter, head of the Trails Committee was pleased with the good turn out of volunteers they had for noxious weed abatement.

There will be better communications between PLA and Dwayne Wilcox, Chair of the Ludlow Bay Resort Development Committee.

Port Ludlow Fire Department has hired a third paramedic and will be hiring an Assistant Chief. We need to have 2 more communications operators on duty 24/7 to staff the 911 Center. Dave has sent a letter to Jefferson County

Board of Commissioners with his concern for personnel shortage. Currently, there are 24 students in the Firefighter Recruit School being trained, four from our district.

TLVHA donated \$388. for PLVC community activities. A letter of thanks and appreciation was received from PLVC.

SBCA: Bill Browne reported the expansion plans for The Bay Club are now finished and will be posted on The Bay Club bulletin board. There will be a SBCA Board meeting April 1, to discuss plans and the survey results. Professions analyzed the survey results and show 60% of members want the expansion.

Problems of filing CC&R's was reviewed and found it could be very expensive, possibly \$80,000.

OLD BUSINESS: TLV Website has not been renewed. Sharon Zabloutney cannot be our webmaster, so the search for a volunteer will continue. The website is important for communication to homeowners to see board minutes, forms, resident roster, Board Members, social activities, etc. PLVC will have a website that we could be included on, but it was unanimous that we should have our own. It was moved, seconded, and approved that the website be renewed. A plea for a volunteer will be in the April Teal Squeal.

There will be a flag ceremony on Memorial Day, May 30th, at 4:00 p.m. to replace the existing flag. Carol Katuzny will organize the ceremony and write an article for The Teal Squeal. A flag has been donated by Fran and Ernie Oxtan.

NEW BUSINESS: President Dick Rudy reported we need a new contract with Millennium Cable Company. We presently have a letter from them indicating the rate for 94 units that needs to be signed now in order to get the rate before it escalates. This is a 3-year contract with an escalation clause. It was moved, seconded, and approved that we accept this 3-year contract with Millennium Cable Company. There is also a "right-of-entry" 5-year contract. The motion was made, seconded, and approved to accept this contract. Mike Keefe will negotiate to have this changed to a 3-year contract, but if not accepted by Millennium, it will remain a 5-year contract. It was also noted that we would inform Millennium that there are 97 units, not 94. Mike will also inquire about upgrades, program changes that could be made, and exactly what programs we should be receiving now.

Tom Kingston reported we have no taxes to pay, but have to pay \$150. to the accountant for preparing the tax form.

Dave Wheeler informed us Tim Perry, a Teal Lake Village resident was named as Under Sheriff at the last Jefferson County Board of Commissioners meeting.

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

Respectfully submitted,

Carol Katuzny, Secretary