

TEAL LAKE VILLAGE
BOARD OF DIRECTORS MEETING

JUNE 27, 2005

3:30 P.M.

BOARD MEMBERS PRESENT: Tom Kingston, Carol Katuzny, Dave Bobanick, and Bill Browne. Guest Frank Mitchell was also present.

Dick Rudy was out of town.

The meeting was called to order by Bill Browne.

It was moved and seconded the minutes from the May 23, 2005 meeting be approved. The motion unanimously carried.

Financial Report: Tom Kingston reported the monthly financial reports will go through the end of the previous month instead of year to date. Through May 31, 2005, TLVA has collected \$88,200.97 in homeowner's dues and interest. This is over the amount budgeted by \$2,140.96. Expenses through May were \$65,714.77. This was more than budgeted for expenses by \$1,077.40. The overall difference, including income and expenses, is \$1,063.56 below budget.

Tom received a letter from Millennium Cable increasing our rates to \$27.95 from \$26.00 per household per month. This increase was included in the current contract.

We received a bill for Directors and Officers insurance for \$996.00. The policy date begins 8/17/05 and expires in one year.

Outstanding bills from Four Seasons are: \$1,800. barking common areas

(approximately 45 cu. yds.)

120. fire hydrant clearance

800. additional work at entrance

A negative balance appears for Holding Pond because it is budgeted for a later date.

According to Bob Duncan, Garth Lindsey has the 2004 records for auditing purposes and will get back to TLVA this summer.

ARC: No report.

Landscape Report: Dave Bobanick reported Four Seasons continues the routine lawn maintenance and common area mowing. Lawns were fertilized last week. Shrub pruning was started last week and continues this week.

Weed suppression continues to be a problem due to wet weather. Some lawns have been successfully treated, others possibly to be treated within the next couple days. The landscaped beds and common areas will be treated when weather permits.

Some homeowners concerns are: Common Area mowing frequency and consistency, edging of landscaped beds, and weed suppression.

Absentee owner at 294 Crestview has allowed weeds and brush to get out of hand, causing numerous neighbor complaints. The problem was resolved after contacting the owner in California. It is suggested we have a policy to deal with this type of problem in the future.

Bark mulch to be completed tomorrow, June 28, 2005, using approximately 45 cubic yards, at a cost of \$1,800.

Block Captains will meet on July 5th, with Richard Kuhfal from Four Seasons to attend part of the session. He will then begin to develop his landscape contract for next year Dave has received compliments on the landscape company, Four Seasons.

PLVA Report: No report. All activity was reported in the current Voice.

SBCA Report: Bill Browne reminded us of the upcoming SBCA general meeting on July 15th. We, the TLV Board, have endorsed the SBCA proposed slate of Board Members. The general meeting will also include voting on annexation of Olympic Terrace II. In order to be approved, a total of 251 members must vote for annexation. We need to rally our neighbors to return their ballots and/or attend the meeting.

Old Business: Carol Katuzny reported the Memorial Flag Raising Ceremony was a success and well attended. Four services were represented raising our new flag:

Air Force - Ernie Oxton, Army - Bob Asbell, Marines - Clark Ruggles, and Navy - Bill Collins. The flag was raised as we listened to our National Anthem and the ceremony ended with the playing of "Taps".

New Business: There have been numerous complaints about dogs running loose in the Common Area. The owners need to be reminded of the CC&R's requiring dogs to be on a leash.

There was a discussion of parking violations in Teal Lake Village. Maximum size truck allowed in driveway is 3/4 ton, with a normal time limit of 72 hours in driveway. This could be either a TLV or SBCA violation. It is recommended our President Rudy send letters to the violators.

Frank Mitchell reminded us there will be an emergency radio test July 5th at 9:00 a.m. This is in preparation in the event Port Ludlow were to experience a major earthquake, fire, tsunami, lose electricity, phone service, or other disasters.

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

Respectfully submitted,

Carol Katuzny, Secretary