

TEAL LAKE VILLAGE  
BOARD OF DIRECTORS MEETING

JULY 25, 2005

3:30 P.M.

BOARD MEMBEERS PRESENT: Dick Rudy, Tom Kingston, Carol Katuzny, Dave Bobanick, and Doug Schiebel.

Guest homeowners present: Janet Hanz, 65 Sea Way Place, and Jim Richards, 82 Sea Vista Terrace.

The meeting was called to order by Dick Rudy.

It was moved, seconded to approve the minutes of June 27, 2005. The motion unanimously carried.

Financial Report: Tom Kingston reported the budget is year to date as of the end of June. We are presently \$195.65 over budget mainly because of the PLVC donation. Doug questioned why the Village pays a water bill, and it was explained that there are certain common areas such as the entrance to the Village that are watered. The holding pond money is budgeted and will show up in the total budget, which Tom will have for us at the next meeting.

ARC: Doug Schiebel reported he has received 8 applications, with 3 being referred to SBCA. All of the TLV requests were approved, including two house repaints, one house trim paint, one house door repaint, and one installation of a dish antenna. The three referred to SBCA include: resurface and expand a deck; a rock retaining wall; and a cover over back yard deck. Pending actions include the limbing up of the Red Cedars in back of several homes on Sea Vista Place. It was approved by SBCA, but has not been done yet. The pruning of the mugo pines requested by Preston, is to be done by Four Seasons, but has not been done yet. The contractor for 133 Clear View is still delivering heavy material via the common area, causing ruts in the ground. Doug has requested an article be placed in the Teal Squeal explaining why this is not allowed and cannot be done. Doug informed us Lot 74 has been staked for house construction.

Landscape Report: Dave Bobanick reported the response was 100% to NO that homeowners are overwhelmingly not in favor of spraying herbicides in the Common Areas for weed control. In place of herbicides, Four Seasons will do an additional mowing to minimize prevent the weeds and wild flowers from going to seed, which would invade the homeowners lawns. The Each additional mowing will cost an \$600.00. Since there will be no herbicides, this is a reduced cost. Dave reported there have been several homeowners requesting the lawns be cut shorter; this was done and may cause caused many of the lawns to burn from the heat. Shrub pruning continues as time allows. Jim Tipton of Clear View, has warned us the noxious weed "Tansy Ragwort" is beginning to appear in TLV, mostly between Outlook and Clear View, and is reported to be fast spreading. Washington State can request it be removed, and if not removed, the property owners can be fined. This is in the common area, so it is TLV's responsibility to remove it. Janet Hanz confirmed there is an abundance of Scotch Broom as well as Tansy. Scotch Broom has also been declared a noxious weed in Washington.

Dave B. recommended we extend the landscape contract with Four Seasons for one year with a 10% increase. This would still be less than other bids on the original contract. The owner of Four Seasons claims it would still be less than the other landscape contractors in the area, and feels he underbid by 5% on the original contract. Jim Richards mentioned one of the competitors in a South

Bay community was recently let go for poor service. It was moved, seconded, and approved to do the recommended one-year extension with a 10% increase.

PLVA: The Voice should be referred to for PLVA activities. Negotiations are under way with Red Apple Market for a small market where the recycle center is presently located. The recycle center will be moved to another location. Doug informed us it is not PLA who is doing the land clearing at Oak Bay Road and Route 19, but is a private homeowner, Darrell Fett.Fatt.

SBCA: At the SBCA general meeting on July 15th, the homeowners approved Olympic Terrace II annexation and elected the board approved officers.

Old Business: None.

New Business: Jim Richards is chairing the TLV Golf Outing on September 12th at Port Ludlow Golf Course, at 12:00 noon. It will be an 18-hole scramble, \$20. entry fee for golf club members, and includes a pulled pork barbecue at Niblick's following golf. Additionally, non-club members need to pay a greens fee of \$36.75 at the pro shop. Non-golfers are invited to join us at Niblick's for the barbecue for \$9.00 per person. Prizes will be awarded following dinner.

Jim Richards has been appointed to head the nominating committee for members of the TLV Board for next year. There are nine positions allowed on the Board; presently there are seven, but we are allowed to operate with only five members. We need four new board members. Jim has asked the Board to assist in finding homeowners who would be willing to serve on the next Board. Elections will be at the TLV Annual Meeting in October. A thirty-day notice is required to be posted before the Annual Meeting.

Discussion from the floor: Janet Hanz asked if anything can be done about homeowners permanently parking their cars in driveways. She indicated on a specific day she counted 17 cars in driveways instead of being garaged. Doug responded that the CC&R's do not require cars to be garaged, but there is a tonnage limit of 3/4 Ton on vehicles. Boats and RV's are allowed to be parked in driveways for seventy-two hours.

There is concern of homeowners "over-pruning" and limbing up of evergreens. Also, if homeowner's weeds are out of control, they are responsible for hiring someone to weed for them.

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

Respectfully submitted,

Carol Katuzny, Secretary