

TEAL LAKE VILLAGE

BOARD OF DIRECTORS MEETING

February 27, 2006 3:00 pm Bay Club

Board Members present: Carol Katuzny, Dave Wheeler, Gary Moore, Luanna Cooke, Tom Kingston, and Marg Haverstick

Guests present: Bev and Bill Browne, 113 Outlook Lane.

President, Carol Katuzny, called the meeting to order at 3:30 pm. It was moved and seconded to accept the minutes, as amended, of the January 30, 2006, meeting. The motion carried.

Financial Report: Gary Moore reported that as of January 31, 2006, Teal Lake Village has cash on hand of \$91,167.00, of which \$65,508.00 is in the checking account. Dues collected: \$43,200.00. Still owing: \$1,800.00, plus \$166.73.00 in late charges from the Johnson-Saunders foreclosure on Crestview Drive, and \$450.00 from the property at 20 Sea Vista Terrace, for the first quarter of 2006. As of January 31, 2006, expenses are \$12,501.00, and under-budgeted by \$1,378.00, predominantly in landscaping at \$1,144.00. Administrative expenses are at \$74.00, general maintenance at \$25.00, and utilities at \$135.00. Gary also reported that the foreclosure of the Johnson-Saunders property at 122 Crestview Drive has been postponed from February 17th to March 3rd, 2006, at 10:00 am. Carol Katuzny will be at the hearing. Because the mortgage was paid, but not the dues, there is a possibility that Teal Lake Village may not receive the money for unpaid dues. The owner of the property at 120 Sea Vista Terrace is late in paying dues to Teal Lake Village. As of February 27, 2006, the bookkeeper has been instructed to send a dues late notice to the property owner. If the dues are not paid by March 31, 2006, the treasurer will call the owner.

ARC Report: submitted by Marg Haverstick and Tom Kingston. It was reported that in January, Bobbie Collins indicated that the county had given verbal approval for property owners on Sea Vista Terrace to cut alders on county property, that were going to block their view. Soozie Darrow, Sea Vista Terrace resident, followed up with the county. The county has since indicated that they do not want homeowners cutting trees or brush on their property due to a liability issue. Per Soozie, the county said that they would cut the alders and small cedar in question, but want a letter from TLV ARC representatives making the request, and send a copy to the affected Sea Vista Terrace homeowners. The letter will be filed in the TLV ARC binder. In the November 2005 time frame, Bobbie Collins submitted a Problem Report requesting that alders in TLV limited common area above Teal Lake Road and possibly Paradise Bay Road, be cut by the landscaper to allow the homeowners to maintain their views. Since Dave Bobanick is out of town for the winter, Marg Haverstick will e-mail him to ask about the resolution of this Problem Report. The Board referred to the landscape contract, and it appears that the landscaper is required to cut alders and other brush in the limited common area once a year. It has been a few years since they were cut. Marge will report back to the Board after she hears from Dave. There are three trees down in what appears to be TLV limited common area: (1) behind Earl and Rose Yim's house on Sea Vista Place, (2) behind Dick and Mary Clear Padilla's house on Clear View Place, and (3) behind Bill and Jean Taylor's house on Crestview Drive. Marge and Tom will check the plot map to determine if these trees are on TLV limited common area. If they are, American Tree Service, in Poulsbo, will be contacted to get a bid from them to cut and remove the debris. Our current landscaper, Four Seasons, will also be contacted for a bid for the same work.

Once bids have been received, Marg and Tom will report back to the Board.

PLVC Report: Port Ludlow Days are to be held in September of 2006. Volunteers are needed. It was reported that we are now able to recycle green glass.

SBCA Report: Bill Browne announced that plans for the Bay Club expansion are moving ahead. One way to finance the expansion would be to prepay our dues. Five hundred members would need to prepay in order to reach the \$1,000,000.00 mark!

OLD BUSINESS: Gary Moore led a discussion concerning the logistics of locked mailboxes. A rough budget figure would be \$18,000.00, but could be reduced considerably if we did most of the work ourselves. The question was asked if we needed an increase in dues if we paid for the mailboxes out of our reserves. It was suggested that we survey TLV. This survey could be sent out in the Teal Squeal, or it could be included with our billing statement. The survey could include: (1) Social Functions in TLV (2) Locked mailboxes (3) Work parties to put together the mailbox stands (4) Payment methods for mailboxes (5) Methods of sending out our Teal Squeal, ie put in mailslots, send via e-mail, or send with quarterly dues. We discussed the need for a TLV social chairman. This would be a way to meet and greet new neighbors, obtain addresses, phone numbers, e-mail addresses, and hand out a packet of helpful information to the new homeowner. Carol Katuzny will donate blank notecards for sympathy notes when needed.

NEW BUSINESS: The four-day power outage was discussed. Carol Katuzny received two letters concerning the outage, and Frank Mitchell sent a very detailed letter to Puget Sound Energy, and received a letter in return. One of the major problems in TLV was that when the power was finally restored, all heat pumps went on at the same time, blowing out the transformers. There will be a meeting at The Bay Club on March 2, 2006, at 9:00 am to address these concerns. Representatives from Puget Sound Energy will be present to answer questions. A discussion ensued concerning exterior garage lights. Dave Wheeler will investigate other available lighting which could be approved by ARC. Marg Haverstick discussed the red identification numbers near the driveways of each TLV home. This is not a mandatory sign, but it is there to benefit the owner in case of an emergency. The fire department uses these numbers as an easy way to identify a home. If the sign is damaged or missing, it is the responsibility of the homeowner to replace it. It was suggested that Gary Moore is duplicating much of what the bookkeeper does. It is a waste of Gary's time, and there is no point in paying Linda Cook to duplicate what has already been done. The next Board Meeting will be on March 27, 2006. The meeting adjourned at 5:30 pm. Respectfully submitted, Luanna Cooke, Secretary
