

TEAL LAKE VILLAGE

BOARD OF DIRECTORS MEETING

July 24, 2006

The meeting was called to order at The Bay Club, by President, Carol Katuzny, at 3:30 pm.

Board Members present: Carol Katuzny, Dave Wheeler, Gary Moore, Luanna Cooke, Tom Kingston, and Dave Bobanick. Marg Haverstick was not present.

Teal Squeal Editor, Bev Browne was also present.

The minutes of the June 26, 2006 meeting were approved.

FINANCIAL REPORT: Gary Moore reported that as of June 30, 2006, cash is \$71,218.00, of which \$45,560.00 is in our checking account and the balance in savings and a CD at American Marine Bank. All residents are current with their quarterly dues. As of June 30, 2006, expenses were \$79,456.00 and under budget by \$5,941.00. Garth Lindsey is reviewing our books for 2005. The review should be completed by August 15, 2006. Gary asked our accountant, Linda Cook, to do a detailed quarterly breakdown. The question came up concerning the resident who is still delinquent in his late fees and interest that is accumulating each quarter. He does not think that he should have to pay interest or late fees that go back several years. It was brought to our attention that if we write this off for one resident, we have set a precedent for others to follow. It was suggested that we send a letter to this resident and perhaps put a lien on his property if he does not pay his delinquent fees and interest.

ARC REPORT: Tom Kingston reported that July was a busy month with fourteen outstanding permits which included: two satellite dishes, landscaping, repainting, siding replacement, stump removal, and a drainage problem. Concerning the letter from Al Preston, having to do with the removal of a tree which is blocking his view, Marg Haverstick, prior to today's meeting, suggested that Mr. Preston remove and replace the offending tree at his own cost. Don Olsen, the homeowner across the street, on the corner of Crestview Drive and Seaway Place, should first be contacted, as it will remove some privacy barrier from around his home. Marg previously pointed out that if we pay for Mr. Preston's tree problem, we have to pay for all others to follow. Carol Katuzny brought it to our attention that this tree was planted by the developer, and not by the homeowner. Our landscaper, per Richard, would be able to remove the offending tree and plant another shrub for approximately \$300.00, if this is what we decide to do. Dave Wheeler made a motion and Dave Bobanick seconded it, that we wait until Richard says it is a good planting time. The motion passed.

LANDSCAPE REPORT: Dave Bobanick announced that the next common area cuttings would be on July 25th and sometime in mid-August. The last cutting will be in mid-September. These dates are weather and weed dependent. Next year we will budget for the extra cuttings. Next week Dave will send letters to seven landscape contractors to bid on the 2007 TLV landscape job. Per our contract, the TLV homeowners must be notified whenever our lawns are fertilized. It was suggested that the landscaper put these notices on the homeowners' front door knobs.

PLVC REPORT: Dave Wheeler reported that Larry Nobles would like the PLVC to take a stand on the approval of Trend West. The Olympic Terrace II foundations are scheduled to be poured in September or October. The Ludlow Cove (log dump) zoning change issues are open to public comment until July 21, 2006. The Port Ludlow Friday Market Chair, Sandie Schmidt, reported an increase of vendors, but a decrease in the number of buyers. Revenues are ahead of projections. The Port Ludlow Trails Committee member, Dick Ulman, reported vandalism on the trails, and pointed out that the RV Park needs up- grading. Treasurer, Bruce Pyles, announced the termination of the Visa card program due to a lack of interest. Frank Silers will chair the election committee to search for new officers for PLVC. Jim Buck will be at the next PLVC meeting at 9am on August 3rd, at The Bay Club. Earthquake and tsunami information will be discussed. The September meeting will present information about bird flu and pandemic episodes.

SBCA REPORT: Dave Wheeler announced that the SBCA members voted down the proposed expansion of The Bay Club. The newly elected SBCA board members are: Ed Knodle of Hidden Cove Village, John Cragoe of Olympic Terrace, and Christine Whitehurst of Timberton Village, who was re-elected to the Board.

OLD BUSINESS: Concerning the landscape contract, there will be no manual weeding. This will be replaced by chemical weeding only where there is no chance of harming flowers and plants. Homeowners may have to do some of the weeding on their own property. It was reported that a weed killer, called Roundup, is more effective if used on warm days. A letter to all realtors in the area concerning the fact that homeowners' weeding is no longer included in the TLV landscape contract is forthcoming from the TLV board. Dave Bobanick will obtain more information from our landscaper, Richard, concerning a prolific weed called horsetail. Bayview Village has sent Teal Lake Village a copy of the Retention Pond Maintenance Agreement. The total estimate is \$4,848.38. TLV's share of this cost is \$2,987.40, which is 62%. The largest portion of this pond clearing is digging out and hauling away the cattails. The Board members agreed that Carol should sign the contract and return a copy to Bayview Village. Work is to be conducted in September / October by Leavitt Trucking Inc. Bayview Village and Teal Lake Village have the only joint retention pond in the area. President, Carol Katuzny, is working on the information binder handout for new residents of TLV. We are urged to call Carol if we think of more entries for this binder. Concerning our new locked mailboxes, our survey is completed and the results show that 72 homeowners in TLV are in favor of the new locking mailboxes. Dave Wheeler announced that he needs volunteers to help with the old mailbox removal and the installation of the new locking mailboxes. If a contractor does the job, he will charge \$20-\$30 per hour. The new mailboxes should arrive by the end of August. We will look into Hadlock Lumber, Carl's Lumber, etc. to see if they would give us a discount on the material needed to reconstruct the mailbox stands. A motion was made by Dave Wheeler and seconded by Gary Moore to use the white locking mailboxes, and to allocate \$11,800.00 out of our treasury for the entire job. The mailboxes will be sent FOB to the PLA "bone yard". The motion passed.

NEW BUSINESS: President, Carol Katuzny, announced that our Annual TLVA Annual Membership meeting will be held on Monday, November 13th. New Board Members suggested were: Richard Allen and Bob Forster. The nominating committee suggestions were: Dick Rudy, Bill Browne, and Jim Richards. The annual golf tournament and dinner will be held on Friday, September 8th. Those who do not play golf are encouraged to attend the dinner after the tournament. Guest, Bev Browne, reminded us of the importance of being very familiar with our TLV CC&R's. There are many issues

that we are dealing with these days, and it is important to be able to refer to the CC&R's to answer these questions with fairness and logic. Bev requested that we find out what the CC&R's say about taking out vegetation and replanting in the common areas. Bev asked what the CC&R's say about who pays for this, considering the fact that the common areas were planted by the developer, not the homeowners. It will benefit us to find out this information, which is stored in the files at the Bay Club. Our next scheduled Board meeting is August 28th. The meeting adjourned at 5:15pm.

Respectfully submitted,

Luanna Cooke, Secretary