

**TEAL LAKE VILLAGE ASSOCIATION
ANNUAL MEETING
NOVEMBER 14, 2006
3:30 P.M.
BAY CLUB**

The meeting was called to order by President, Carol Katuzny.

The Board Members were introduced.

Vice President Dave Wheeler

Treasurer Gary Moore

Secretary Luanna Cooke

ARC Committee Marg Haverstick and Tom Kingston

Landscape Chairman, Dave Bobanick was not present.

A motion was made and passed to waive the reading of the minutes.

It was determined that a quorum was present.

Carol Katuzny asked if everyone had voted; everyone had, so Jean Taylor and Soozie Darrow proceeded to tally the ballots.

BALLOT MEASURES: While the ballots were being counted, there was some background discussion about the ballot measures.

- 1) Concerning the cable issue, Pope and Talbot put in the original cable, which is now serviced by Millennium Digital Cable Company. Because our contract with them ends in 2008, we can either modify or cancel our cable contract. It was suggested that an option would be to install a satellite dish. If we cancel the cable contract with Millennium, it will change our dues. However, we will need an increase in our dues because we will be paying more for our landscaping service. If we drop the Millennium Cable contract, we will lose our discount, and will pay \$48.00 per month, rather than the \$29.00 per month we now pay. It was brought to our attention that Bayview Village has connected their entire community to a satellite dish, and each homeowner pays \$16 per month. We need to keep in mind that there may be many new technologies by 2008. The cable issue must be decided sometime in 2007, because Millennium needs to be notified ninety days in advance.
- 2) Concerning the audit issue, a TLV resident, Garth Lindsey, at 75 Outlook Lane, audited our books in October of 2005. It appears that he will no longer be able to give us this service. If we contact a certified public accountant, it will cost us several thousand dollars to have our books audited.
- 3) Concerning the new 2007 Board Members, Dave Mathieson and Dick Allyn have agreed to serve on the Board. Dave Mathieson was not in attendance. Our TLV Board runs smoothly with a maximum of nine members or a minimum of five members. Our 2007 Board will have

six members: Dick Allyn, Luanna Cooke, Marg Haverstick, Tom Kingston, Dave Mathieson, and Gary Moore. It is not too late to recruit one or two more Board members in December and January.

- 4) Concerning the Landscape maintenance contract with Four Seasons, John Mjoen, at 197 Seaway Place, said that for the past three years, his property has not been weeded or pruned, even after reporting this many times. Bev Browne, a block captain, at 113 Outlook Lane, had a similar story. There had been no pruning even after her many requests. Edging should be done every other week. The common areas should be mowed six times a year. We pay \$800 for each additional mowing, when needed. Marg Haverstick suggested that the landscape committee and the TLV Board have a meeting with Richard, the Four Seasons supervisor. It was suggested that the homeowners e-mail the TLV Board with suggestions, complaints, etc.

LANDSCAPE REPORT: Dave Wheeler read Dave Bobanick's landscape report. Our sprinklers are having more problems as they get older, and our landscaper will help us whenever possible; sometimes for an extra fee. Our landscape budget for 2007 is \$138,791, a 10% increase from 2006. Our landscape budget for 2008 is \$145,100, a 5% increase from 2007. The TLV Board vote on the budget, and the vote passed. Dave Bobanick extended his thanks to the TLV block captains.

FINANCE REPORT: Gary Moore reported that as of 9-30-06, our balance on hand is \$69,292, of which \$43,633 is in our checking account. The balance is in our savings account. There are excess funds presently. We will open a money market account, and close out our savings account, which is not drawing as much interest as a money market account would. The home at 122 Crestview Drive is again in arrears. A letter of intent has been sent to the homeowners to lien them. Revenues for the nine months are \$132,961 against a budget of \$175,160. Expenses are \$124,137 against a budget of \$169,387. We are still solvent, and have paid to date, \$16,531 for the installation of the mailboxes with our \$18,000 budget. We will have \$51,292 left when the mailbox project bills are paid.

DISASTER RESPONSE: Frank Mitchell was introduced, and he explained the importance of our community response team. Periodically, Frank and other team members have disaster drills. These volunteers contact one another by way of radios. Frank urged all of us to obtain the "HELP" and "OK" window placards from him, along with a survival booklet.

TLV INFORMATION PACKETS: Carol Katuzny has made available a very helpful informational booklet that will be distributed by the TLV Hospitality Chair, Mary Clear-Padilla, to new TLV residents as they move in. We need to keep Mary Clear informed with the names and addresses of these new residents. Carol Katuzny has contacted most of the area realtors with helpful TLV information, mainly to answer pertinent landscape questions. She has received positive response from most of the realtors.

BALLOT MEASURES: Jean Taylor and Soozie Darrow were thanked for counting our ballots. Out of a total of 66 possible votes, the results were: BUDGET = 65 yes, 1 no; AUDIT = 62 yes, 4 no; Landscape = 66 yes. The two proposed Board Members, Dave Mathieson and Dick Allyn were unanimously elected and approved.

ARC REPORT: Marg Haverstick reported that in October there were six permits issued involving landscaping and tree removal.

MAILBOXES: Gary Moore reported that the results of a former TLV ballot produced 68 Yes votes in favor of the security mailboxes. We are now waiting for the zip code locks from the Washington, D.C. Postal Service. They should be issued sometime in December. There will be three keys issued for each lock.

NEWSPAPER BOXES: Dave Wheeler reported that the Seattle newspaper carriers are the only ones unwilling to deliver the papers directly to our homes. Therefore, Tom Kingston and a few volunteers are building all of the newspaper boxes, which should be finished by the end of December. More volunteers are needed to help with this project. Others on the committee are: Gary Moore, Dick Allyn, Bob Forster, Carol Katuzny, and Caroline Rawlings. Concerning the transition from the old newspaper kiosks to the present newspaper stands, the Port Hadlock Postmaster has guided the committee with helpful information, such as placing the newspaper holders far enough away from the mailboxes to protect them from the newspaper delivery vehicles.

MISCELLANEOUS: Gary Moore reminded us about the importance of TLV volunteers. Some of the other communities have been unable to find volunteers, and have had to pay outside help to enable their community associations to function. This is an unnecessary added expense to the homeowners in those communities. Gary also informed us that a lot of time and effort has gone into the planning and installation of the new TLV mailboxes and newspaper boxes.

TLV Website: www.plvc.org/teal/teallake.htm

Bev Browne was thanked for her work producing the Teal Squeal. We are reminded to let Bev know if we are willing to receive the Teal Squeal via e-mail. This is the preferred option.

Mary Clear-Padilla was thanked for organizing the new hospitality position, which she will continue to chair in 2007. We are urged to inform Mary Clear when new neighbors move in, when a neighbor passes away, etc.

The new TLV homeowners were introduced.

Outgoing Board members, Dave Wheeler, Carol Katuzny and Dave Bobanick were thanked for doing a wonderful job these past couple of years.

COMMUNITY INPUT: John Mjoen, who resides at 197 Seaway Place, cautioned all of us to watch our water bills. He and his wife, Darlene, noticed an increase, and upon calling Port Ludlow Plumbing, found out that there was an improper connection of the water line from the meter to their home. A steel fitting was connected to a copper fitting. This resulted in electrolysis, which caused a deterioration of the steel fitting, resulting in a leak.

Dave Wheeler suggested that in the winter, TLV residents should drain their water line that feeds the outdoor spigot located on the exterior wall of the garage. After it is drained, it should be shut off.

Russ Reed, who lives at 64 Sea Vista Terrace, rehabilitates the original wood garage light units, when time allows. The cost is \$6 to \$8. Russ does this work in the Bay Club Shop.

Bev Browne reminded us that we are not allowed to purchase a new outside light fixture without permission from ARC.

We are all encouraged to leave our exterior garage lights on throughout the night for security purposes.

It was brought to our attention that a home in Teal Lake Village just sold for \$725,000.

A motion was made at 5:05 p.m. to adjourn the meeting. The motion passed.

Refreshments were served as residents enjoyed visiting with their neighbors.

Respectfully submitted,

Luanna Cooke, Secretary

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