

TEAL LAKE VILLAGE ASSOCIATION
Board of Directors Meeting
June 23, 2008---BAY CLUB---3 PM

As APPROVED at July 28, 2008 TLV Board Meeting

Call to Order: The meeting was called to order at 3:05 p.m. by President, Mel Caskey

The following Board members were in attendance. A quorum was determined.

Mel Caskey: President
Dave Mathieson, Vice President
Dan Clinkenbeard: Treasurer
Simeon Baldwin: ARC
Russ Michel: Secretary

The following TLV residents were in attendance:

Bev Browne
Bob Forster
Janet Hanz

Minutes - Russ Michel: TLV Meeting Meetings from March 24, 2008 were presented. M/S/C to accept minutes as presented.

Russ mentioned that he is sending digital copies of approved minutes to Richard Grimm so he can post on the website. To date, they have not yet been posted starting with the Annual Meeting minutes from Dec 6, 2007.

Bev Browne would like to get copy of the approved minutes for the Teal Lake Squeal. Agreed that Russ would e-mail her once Board approves the minutes.

Treasurer's Report - Dan Clinkenbeard:

Dan presented the Income and Balance Sheets for month ending May 31, 2008. Cash balances in AMB checking, money market, and CD were \$58,885.

With the previous vote to end the Broadstripe contract and keep dues at the current rate, Dan mentioned that we will be increasing our balance over time. He will keep an eye on balances and move monies to Money Market fund or a new CD if feasible.

Regarding property at 122 Crestview in arrears of quarterly TLV dues payment, Dan checked with Jefferson County Auditor and learned that the TLV lien, as well as others, is still in place. As of May

31, 2008 the amount in arrears is \$4,241. Mel mentioned that he had reviewed the CC&Rs and found that, in addition to the 1 % per month interest penalty, a fee of \$25 per quarter can possibly be accumulated. Mel and Dan will research further and report back to the Board.

Dan presented the proposal from Alan Thompson of Bayview Village regarding detention pond maintenance. The scope of work includes brush cutting, dredging, and an engineering survey. As previously documented, TLV pays a 62% percentage of the total cost. Our costs are currently estimated to be closer to \$9K versus the \$4,500 in the budget.

Regarding the Broadstripe contract, we have yet to receive a statement that the account is closed and we have a \$0 balance. Dan to follow-up.

M/S/C to accept the Treasurer's Report as presented.

President's Report - Mel Caskey

Landscape contract vote results: 78 ayes and no nay votes received to extend the landscape contract with FourSeasons. The contract extension has been mutually signed and is in place. Note that contract was extended through calendar year 2009.

Mel mentioned that those homeowners who chose to continue with Broadstripe cable should carefully review their bills to make sure they did not have any expense for April which was part of the TLV blanket contract. It appears that some homeowners were billed starting the day they called Broadstripe to continue their cable service. Bev agreed to put details in the Squeal.

Noted that Linda Cook has a new e-mail address which is lindacook19@yahoo.com

Mel will ask AMB if we can implement Internet bill paying while maintaining a high level of security and within CC&R policies.

Landscape Report - Dave Mathieson:

Janet Hanz requested that we re-instate our volunteer program to remove weeds in the common areas since that service is not included in our landscape contract. It was suggested that the Block Captains take the lead for their respective areas. If plants need to be removed or replaced, this is not a budgeted line item.

To effect better coordination, it was suggested that Dick Allyn re-instate regular Block Captain meetings.

ARC Report - Simeon Baldwin

Simeon commented that TLV members be encouraged to contribute to the Iron Mountain Legal Fund if they are able. The potential impact to TLV is hydrogeologic (water table), noise, dust, and decreased property values. Mel will query the other village associations regarding their actions.

Discussed a joint letter with all villages to the PLVC.

Since the last meeting, there have been 24 ARC applications all which were approved: 12 TV dishes, 6 house painting / staining decks, 2 deck rebuild / expansions, 1 skylight, 1 window replacement, 1 garage door replacement, and 1 wheelchair ramp. He expects there to be additional TV dish requests. Simeon is paying close attention to minimizing visual impact of TV dish placement.

Simeon mentioned he had heard informal complaint about a house re-paint color scheme. The homeowner had gone through the permit process and it was approved.

Old Business

Dan suggests we continue the \$250 annual expense for the CPA to prepare our Association tax return - agreed. Closed topic.

Regarding the common area tree removal the total cost was \$100. Closed topic.

From March 24th meeting, Jim Richards suggested the Board contact the Washington State Extension Program in Port Hadlock to establish a lawn watering baseline. Dick Allyn to follow-up. Still an open topic.

New Business

Next Board meeting will be July 28, 2008.

Adjournment: *M/S/C* to adjourn at 4:05 p.m.

Respectfully Submitted,
Russ Michel, Recording Secretary.

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