

TEAL LAKE VILLAGE ASSOCIATION
Board of Directors Meeting
July 28, 2008 ---BAY CLUB---3 PM

As Approved at September 22, 2008 TLV Board Meeting

Call to Order: The meeting was called to order at 3:00 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
Dick Allyn: Landscape
Simeon Baldwin: ARC
Russ Michel: Secretary

The following TLV residents were in attendance:

Jim Richards
Janet Hanz

Minutes - Russ Michel: TLV Meeting Meetings from June 23, 2008 were presented. M/S/C to accept minutes as corrected.

Russ mentioned that the TLV approved minutes as well as received handouts are included in the notebook that is in the ARC office.

Russ reported that the TLV web site is now current with approved minutes. TLV residents can either obtain copies of approved minutes from the notebook or the website.

Treasurer's Report - Dan Clinkenbeard:

Dan presented the Income and Balance Sheets for month ending June 30, 2008. Cash balances in AMB checking, money market, and CD were \$46,091.84. Dan reports that we are generally on track YTD.

Dan presented the Detention Pond Maintenance Agreement with Bayview Village. Our share of the pond maintenance is estimated to be \$8,308.46. This amount is within the Board's limit to approve according to the CC&Rs based on percentage of the total budget. Dan also presented the Detention Pond Emergency Preparedness Agreement. Our share per event is estimated to be \$930 and is put into effect should the pond reach a critical overflow situation.

Discussion: Suggested and agreed that future annual budgets include Holding Pond Reserve line item. Maintenance is estimated to occur every five years. Using \$10,000 as a potential future cost, the amount of \$2,000 should be set aside annually.

M/S/C approving the Board to sign and execute both these agreements with Bayview Village.

The village entryway has a 1-1/2 inch service line meter that will be exchanged on a time-and-materials basis for a 3/4 inch meter for an estimated cost of \$400. It is estimated that this action will save the village approximately \$500 per year for the service connection alone. Decreased water usage would be additional savings to TLV.

M/S/C to approve replacing the water meter at the TLV entrance for a maximum cost of \$400.

Landscape Report – Dick Allyn:

Water usage for the entryway was noted to be excessive. Looking at past water bills, this has been occurring since 2002. After investigation and plugging drips, it was determined that the water timer needed to be replaced. This was accomplished today. The cost to replace the timer should be offset in less than one year by the savings in water usage.

Thanks to the Seaway Place volunteers for the fine work they did.

Dick reported that Block Captain meetings have typically not been successful with limited attendance. Dick suggested that the volunteer program initiated by Janet Hanz on Seaway be adopted by other streets.

Dick reported that the PLA house at 204 Seaway is in need of weed maintenance. Agreed that a letter will be drafted, signed by Mel, and sent to PLA.

Dick had a conversation with Richard (Four Seasons) regarding brown lawns. The issue is the amount of water may have been reduced by the respective homeowner due to increased water cost concerns. After discussion, Board agreed that Four Seasons should increase sprinkler time for those lawns that are excessively brown if there is not a note in the sprinkler control box directing otherwise.

ARC Report - Simeon Baldwin

Simeon reported no outstanding ARC issues. Six TLV ARC permits have been issued since the last Board meeting. Details: one window remodel and installation, one deck rail, one TV satellite dish installation, and three house / deck re-paints.

The master ARC record is being maintained by Simeon should TLV residents have any questions.

Old Business and President's Report – Mel Caskey

- 1) Regarding water baseline – Dick contacted Washington State extension program and they confirmed that lawns require one inch of water per week. Richard from Four Season's agrees. Closed topic.
- 2) Mel and Dan reviewed TLV Articles of Incorporation and CC&Rs pertaining to the Board's right to charge homeowners for delinquent payment of dues. On March 7, 2003, TLVA Rule#1 approves the amount of one percent per month for dues not paid within 30 days. TLVA Rule#2 also approves a \$25 fee per quarter for delinquent dues. It is not clear whether these revisions were recorded at Jefferson County. Both Gary Moore and Bob Duncan have history on this topic. No additional action required at this time. Closed topic.
- 3) Dan has confirmed that the TLV Broadstripe contract is closed and there is a \$0 balance. Closed topic.
- 4) Mel has contacted American Marine Bank and Linda Cooke and we can do online bill paying in a secure manner. However, Dan reiterated that TLV needs to maintain two signatures as stipulated by the CC&Rs. Dick offered that we still should look into an "automated way" to pay Four Seasons, the water, and electric bill. We can also obtain online statements although Dan prefers hard copy statements that are a permanent record. Mel offered that we explore an automated (e-mail) way to deliver the TLV quarterly bill to each homeowner in an effort to reduce mailing costs. All are open topics.
- 5) The topic of Block Captain Meeting was discussed in Dick's Landscape Report. Closed topic.
- 6) The Board agrees that the topic of Iron Mountain is an individual homeowner issue and requires no specific Board action. Closed topic.

New Business

The Board wants to acknowledge Bev Browne for being the past Teal Squeal editor. She will be stepping down and is in search of a replacement. The Board agreed that the Squeal is an unofficial TLV communication and our primary role is to look out for the best interests of homeowners. It was discussed that if no one steps up for the editor's role, that e-mail be used as a means to communicate urgent issues acknowledging that six known homeowners would still require mailings since they are not on e-mail. It was also discussed that a Board Annual Report be considered.

Janet Hanz expressed her thanks to the Board for helping resolve landscape issues on Seaway Place.

Adjournment: M/S/C to adjourn at 4:10 p.m.

Respectfully Submitted,

Russ Michel, Recording Secretary.

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