

**TEAL LAKE VILLAGE ASSOCIATION
Board of Directors Meeting
November 16, 2009 ---BAY CLUB---3 PM**

As APPROVED at the March 15, 2010 Board of Director's 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
Dan Clinkenbeard – Treasurer
Don Carlson – Landscape
Simeon Baldwin – ARC
Russ Michel – Secretary

The following TLV residents were in attendance: Karol Cushenbery, Fran Wickeham, and Janet Hanz.

Minutes - Russ Michel: TLV Annual Meeting from November 16, 2009 were presented. M/S/C to accept.

Treasurer's Report: Dan Clinkenbeard

- 1) The Income Statement shows we are tracking to budget with normal variations.
- 2) The October 31, 2009 Balance Sheet show Total Current Assets of \$97,838.69 which is sufficient to fund the \$400 dues credit per homeowner and maintain a three-month cash reserve.
- 3) Per TruGreen accounting practice, monthly invoices are paid in advance.
- 4) Have not yet received bill from BayView for our share of detention pond maintenance.
- 5) One homeowner is 90-days past due.
- 6) Dan submitted his resignation effective immediately.
- 7) Will need new signature cards at American Marine Bank.
- 8) Need a copy of the 2010 approved budget so can post to the web site.

Landscape Report – Don Carlson

- 1) Landscaping is going well. Mostly up-to-date on pruning requests.
- 2) Fertilizer was applied as requested.
- 3) Water bill this year was higher due to watering more than twice a week at the entrance.
- 4) The rain gauge that controls sprinklers at the entrance needs to be checked and repaired if necessary.
- 5) Process will be determined that will indicate what services each homeowner desires. Starting with TruGreen services in January, will keep services at what homeowner has indicated in the past.
- 6) Some shrubs may need to be replaced. If TruGreen recommends service beyond the contract obligations, they should submit an estimate for Board approval.
- 7) Noted that the flag is torn and should be replaced.

- 8) Question from the floor – is blowing leaves away between houses a contracted item?
- 9) The TruGreen signed contracted will be scanned into a PDF.

ARC Report - Simeon Baldwin

- 1) No ongoing issues.
- 2) No pending applications.
- 3) Two ARC permit requests since last meeting.

Vice President's Report - None

President's Report – Mel Caskey: Proposed 2010 Board meeting schedule: March, May, July, and Annual Meeting in September. Noted that any special meetings can be called with 10-days notice to the homeowners per our Bylaws. Proposed dates are: March 15th, May 17th, July 19th, and Annual Meeting on Sept 20th.

Old Business:

- 1) The new entrance sign is being manufactured. Noted that the sign needs to be periodically maintained. Also noted that the sign surround should be painted this Spring.
- 2) Detention Pond – question: Does our liability insurance cover the pond? Noted that BayView is responsible for monitoring pond levels during storm events per our governing documents.
- 3) Retention of old minutes – additional space at Bay Club can be provided.
- 4) Missing Fire Hydrant Markers – resolved?

New Business

- 1) New Board officers starting January 1, 2010
 - a. Sharon Zbotney – President
 - b. Karol Cushenbery – Vice President
 - c. Fran Wickeham – Treasurer
- 2) Continuing Board Members:
 - a. Don Carlson – Landscape
 - b. Simeon Baldwin – Architectural
 - c. Russ Michel - Secretary
- 3) Motion – M/S That Fran Wickeham immediately assume the role of Teal Lake Village Treasurer. Discussion: Requested that Garth perform a review of the 2009 books. Passed.
- 4) The Board expressed a “Big Thank You” to Mel Caskey – President and Dan Clinkenbeard – Treasurer for serving on the Board. Also a “Big Thank You” to Dick Allyn for his work in developing the new landscape contract.

Announcements: Next Board Meeting on March 15, 2010

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

Respectfully Submitted,

Russ Michel
Recording Secretary

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