

**Teal Lake Village Association
Board of Directors Meeting
July 18, 2011- Bay Club- 10:30 a.m.**

President Karol Cushenbery called the meeting to order. A quorum was determined.

Board members present: Karol Cushenbery, President and interim Landscape Chairman; Lee Springgate, Vice President; Mark Weaver, ARC Chairman; Fran Wickeham, Treasurer.

There were 14 Teal Lake residents present.

Secretary's Report: Karol Cushenbery acting for Soozie Darrow

The minutes of the May 16, 2011 meeting were approved.

Financial Report:

The reserve fund is still greater than needed. Fran recommends that we declare a dues holiday for the last quarter of 2011 and the second quarter of 2012. It was decided to table that discussion for new business.

The financial report was approved.

Landscape Report: Karol Cushenbery

Karol reported that on May 27th she conducted a meeting with TruGreen's site manager Chuck Rammell. As a result of that meeting, TruGreen has agreed to add one additional worker in an attempt to bring the common areas up to standards. It was further agreed that edging would be done weekly but in rotation, hard edging one week and soft, line or vertical edging the next.

In an effort to improve the productivity of TruGreen's workers, an e-mail was sent to all Teal Lake residents asking them to not bother workers with requests but to file requests directly to Karol.

After a lengthy discussion by residents, it was agreed to give Karol and TruGreen more time in order to make necessary improvements in the quality of service provided by TruGreen. Lee Springgate reported that he is in the process of putting together a more defined landscape contract to be used in 2013.

ARC Report: Mark Weaver

A complaint was filed by Sieglinde Thompson concerning the location of a Direct TV dish located on the home of Bob and Pam Asbell, 124 Clear View Place. Ms. Thompson stated that the location of the dish and the wire leading from the dish distracts from her view from the kitchen area of the house. Mr. Asbell provided a document published by the FCC stating that the homeowners associations do not have the right to limit where a resident can install his dish. It is up to the installing company to get the best location for reception. It was determined by the Board that the dish will be allowed to stay, but it was suggested to Mr. Asbell that he might relocate and paint the wire so that it is less noticeable.

A second complaint was submitted by Mr. Asbell to remove a tree located on the property owned by Sieglinde Thompson, 112 Clear View Place. Mr. Asbell contends that the tree restricts his view of the Olympic Mountains. This complaint was referred to the ARC of the SBCA.

A third request was submitted by Mr. Asbell to remove two trees from the common area in front of his home that further restrict his view. This request is under advisement and will be handled at the next board meeting.

Old Business:

Richards's complaint against the Lewis front yard landscaping project was heard by the SBCA ARC on May 20, 2011 and dismissed.

New Business:

It was decided to mail a copy of the TLV Rules and Regulations to the residents of Teal Lake Village along with the ballot for Board officers in August.

The following motions were made, seconded and passed to add these questions to the Annual Meeting Ballot:

Declare a dues holiday for the fourth quarter of 2011.

Motion proposed by Fran Wickeham, seconded by Mark Weaver

Authorize the new Board of Directors for 2012 to declare a dues holiday for the second quarter of 2012 if prudent.

Motion proposed by Fran Wickeham, seconded by Mark Weaver

Mailing of ballot, proposed 2012 budget and copy of all TLV Rules and Regulations will be mailed to all residents on or before August 19, 2011 - 30 days before the Annual Meeting on September 19, 2011.

Washington law SL1309 regarding the need to maintain an asset reserve fund was discussed and found to be unnecessary for TLV as we have virtually no physical assets as an HOA.

Proposal to move all TLV HOA funds from Columbia Bank to Kitsap Bank was proposed, seconded and approved unanimously.

Meeting was adjourned at 12:10PM

Respectfully submitted,

Mark Weaver