

Teal Lake Village Board Meeting
July 16, 2012 Minutes

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

Board Members present: Karol Cushenbery, president/landscape chairman; Fran Wickeham, treasurer; Lee Springgate, vice-president; Soozie Darrow, secretary;

There were 6 additional Teal Lake Village residents present including Bill VanRy, winter ARC chairman.

Secretary's Report: Several amendments to the March 19, 2012 draft minutes were suggested. It was moved, seconded and passed that the amended minutes be approved.

Financial Report: Fran provided a letter showing that Garth Lindsey, CPA has conducted a limited review of the 2011 financial documents for TLVHOA and found all in order.

Member dues are all up to date and our budget is on target. As of the end of June, the cash balance is \$37,266. This represents 25% of the annual expenses. He suggested that we discuss placing a question on the Annual Meeting ballot about reducing Association dues to \$400 in 2013 and have another dues holiday.

ARC Report: Karol reported for Mark Weaver, ARC chairman. Several permits have been issued since March for roof shingle replacement, outside house painting and tree removal.

Landscape Report: Karol reported that the special vote to extend the TruGreen landscape contract was approved. Eighty of the potential 98 ballots were returned with 67 yes votes, 3 no votes, and 10 abstain. A copy of the contract is available at the Bay Club.

Karol also reported that Kevin Foster of TruGreen has activated all irrigation systems and adjusted spray patterns. He is still doing repairs around sprinkler heads as grass is growing back around them due to so much rain. If you want him to re-find sprinkler heads, there are orange flags on Karol's porch (216 Crestview) to be placed next to problem sprinklers so that they are easily found by TruGreen crew.

The backflow testing was reported to Olympic Water and Sewer, Inc. as all homes passing.

The Teal Lake Village sign at our entrance was scrubbed and painted at the cost of \$190.

The flag-eating tree at the entrance will be removed at the cost of \$250 as soon as a permit can be obtained from SBCA ARC. No permits are being issued regarding trees until the new SBCA Board has assigned new SBCA ARC members to replace Bill Centobene and Bill Stoner, both of whom retired.

Old Business:

Dues: Following a discussion regarding maintaining adequate reserves, the following motion was passed: Moved that, at the annual meeting, the Board of Directors will communicate to the residents the Board's continuing practice of reviewing the TLV finances and declaring dues holidays as necessary to assure that reserves are at a reasonable level.

CC&R revision to Section 5.5: Section 5.5 was revised at a TLV Town Hall Meeting on April 5, 2004 but never formally recorded at the Jefferson County Auditor/Recorder's office. This section of the CC&Rs deals with the Board's responsibility in contracting – mainly, now, dealing with landscaping services. Fran was asked to carry out whatever needs to be done to make this official. Fran has since carried out this mission.

By-laws: There was a change to our by-laws in 2002 to change Board members terms from one to two years and there, seems to be a question of whether the by-laws should state the term of office for Board members to be 2 years or 3 years. This was not solved.

New Business:

The ballots for the annual meeting need to be sent out soon. There is a need for nominees to come forward as soon as possible. The role of Treasurer is especially needed as Fran Wickeham has already served his agreed term. If you or someone you know would be a good prospect, please let Fran or Karol know as soon as possible. The Board can have from 3-9 members, so anyone who would be willing to participate is welcome. Karol would like to have only one position on the Board as well, as she has been President as well as Landscape Chairman for the past two years. This should not be necessary in a village of 98 homes.

The meeting was adjourned at 11:40 a.m.

The Annual Meeting will be held on Monday, Sept. 24, 2012, 3:30 p.m. at the Bay Club. Please note: this is a different date and time than previously reported.

Submitted by: Soozie Darrow, secretary