

**Teal Lake Village Association Annual Meeting  
September 24, 2012**

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 21 additional Teal Lake Village residents in attendance.

**Secretary's Report:** The draft minutes of the July 16, 2012 Board meeting were accepted as written.

**Financial Report:**

Fran Wickeham reported that all current dues have been received. Since we now have a three-year landscaping contract, and, therefore, know what our expenses will be, we might expect to continue dues holidays for the next three years. The goal is to keep an unallocated cash amount in the treasury of approximately 25% of annual expected expenses as is stated in TLVA Rule #5. We have accrued above this amount in the last few years because we eliminated paying for cable TV service for all residents while keeping dues at \$450 per quarter. We have also experienced lower landscape costs since employing TruGreen LandCare. It was moved, seconded and passed that the treasurer's report be accepted.

**Landscape Report:**

Karol Cushenbery reported that the TruGreen crew is winding down but will mow and edge as long as things keep growing. After that, they will weed and feed. Thatching and overseeding will again be done in the spring, though will wait until it is dryer next year. Next, the brushy common areas will be cut back and the many pruning requests will be addressed. Remember, Salvador will not prune without being shown what you actually want done.

Kevin will be turning off irrigation systems and they will be blown out for the winter in November. He suggests we remove the 9V battery from the irrigation box for the winter as well. He will also be looking at the possibility of expanding the irrigation at the entry to the Village. Next year Kevin will be here twice a week to address any irrigation problems we may be having.

The mole problem, which seems to be throughout the Village, was discussed at length. Mole control is not part of our TruGreen contract. A product called "mole scam" has been recommended. The discussion concluded that we might contract to take preventive measures throughout the Village rather than for each lot since the moles simply move next door when irritated. It was decided that Karol, or another Board member will ask TruGreen for a recommendation and the associated cost.

There was a question regarding whether it is natural for cedar tree leaves to turn brown. Carol Katuzny reported that the cedars on the golf course usually turn brown this time of year. We accepted that to mean that it is a natural occurrence. Although certain trees are not deciduous, that does not mean the same leaves remain green forever. New leaves form to replace old ones.

**ARC Report:**

Bill VanRy reported that in 2011 most of the ARC requests were regarding trees and outside painting. This year, requests were mostly for trees and roofing. All have been addressed.

**Nominations from the Floor:**

There were no nominations from the floor for new Board members. Dan Darrow and Dale Cushenbery tallied the 69 ballots received with the following results:

Budget for 2013: accepted with 67 yes votes, 2 abstentions

Waive audit: accepted with 63 yes votes, 3 no votes and 3 abstentions

Current Board Members to continue: accepted with 67 yes votes and 2 abstentions

New Board Member: accepted with 66 yes votes and 3 abstentions.

**Old Business:**

- The CC&R Sect. 5.5 amendment was explained. Everyone should have received a copy of it with their ballots for their files.
- Garth Lindsey, who informally audited our financial records, and Rich Grimm, who posts our information on the SBCA website, were thanked.
- Board Member terms: There is a by-law stating a fixed term in Article IV, Section 2 of the TLVA By-Laws. This was amended at the 2002 Annual Meeting extending the length of terms for Board Members from one year to two.

**New Business:**

- Dawn to dusk outdoor lighting was discussed, as it is most every year. No grand solution was found as many residents go away for the winter and many of the older homes are not equipped with automatic lighting photo sensors outside.
- Certificates of valor were awarded to Dale Cushenbery and Fran Wickeham for removal of a hornet nest in a maple tree on Crestview Dr. Fran also received a Purple Heart award for an injury received in the line of duty. Another hornet nest has been built in the common area at the intersection of Sea Vista Place and Sea Vista Terrace, but is not in a place where it should be a problem for humans unless they intentionally irritate the hornets.
- The 2013 Board of Directors meetings schedule will remain for March, May, July and Sept. for the Annual Meeting. The actual dates and times will be decided by the Board soon.

**Further Comments:**

Soozie Darrow reminded everyone that we need more people on the Disaster Team for Teal Lake Village. Only four people have volunteered and they live either on Sea Vista Terrace or Sea Breeze Place. Call Pat Traci 437-7874 or Kevin Ryan 437-7996 for information on how to join.

The meeting was adjourned at 4:40 p.m.

Submitted by Soozie Darrow, TLVA secretary