

**Teal Lake Village Board Meeting  
May 20, 2013 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; Bill VanRy, substitute ARC chairman; Soozie Darrow, Secretary.

There were 15 other Teal Lake Village residents present.

The draft minutes of the March 18, 2013 Board meeting were approved.

**Financial Report:** Fran reported that the April dues collection was confusing to many residents due to SBCA changing bookkeepers and, therefore, billing addresses. Almost all are now accounted for and those still missing are being addressed.

Our payments to TruGreen now reflect the Jefferson County sales tax rate of 9%. The sidewalk pressure washing, including sales tax was a little over \$5000.

Changes are in the process of being made to our bookkeeping service. See below under Old Business.

It was moved, seconded and approved to accept the Financial Report.

**ARC Report:** Bill VanRy reported several activities in the last two months: house exteriors painted, satellite dish repositioned, deck replaced, several small trees removed from common area. Also, after prior approval by the Teal Lake Board of Directors, Bill and Luanna Cooke submitted a Common Area and Limited Common Area Permit Application for view restoration, involving the Bay View Village to the SBCA ARC. This committee has conditionally approved it, awaiting further clarification of how many trees are to be involved and which Bay View Village homeowners would be affected. Steve Shanklin and Bernard Super of Bay View Village will work with our Bill Cooke to resolve the issues involved. Once done, Mr. Shanklin will report back the SBCA ARC for the issuance of the permit assuming satisfactory resolution of the identified issues.”

**Landscape Report:** Karol reported that the sidewalks/driveways pressure washing took 9 ½ days to complete and some touch-up work is still in progress. It was originally estimated that half this amount of time would be sufficient. Moss killer has been applied to lawns resulting in black areas, which indicate dead moss. Thatching/aerating will be done when the lawns have dried out more. Problem sprinkler heads should be marked by flags, which are available on the porch of 216 Crestview Dr. This will help the irrigation manager Kevin identify them easily.

The three-day Memorial Day weekend will change the mowing schedule from Monday/Tuesday to Tuesday/Wednesday for the last week of May.

We discussed the on-going water pressure problems for some areas of the village. OWSI has been contacted in the past and there appears to be no simple solution. Schedules for water usage by those homes need to be adjusted to use during the time of day less used by other residents.

**Old Business:**

- Alders growing along Sea Vista Terr./Paradise Bay Rd. do not need attention at this time. This should be monitored for future maintenance.

- Rock wall deterioration in common areas is being watched but none need repair at this time.
- It was moved, seconded and passed “That we endorse hiring Clarity Enterprises, Inc. located in Port Townsend to do the TLVA bookkeeping.” This change is effective June 1, 2013.

**New Business:**

- We discussed the possibility of having an appropriate financial audit or review to assure that our records are accurate as a result of the transition between Linda Cook and Clarity.
- It was also moved, seconded and passed “To authorize Fran Wickeham to investigate and present possible changes in TLVA financial processes at the July 15, 2013 Board meeting at the cost of no more than \$500. Bill VanRy and Dan Darrow agreed to assist Fran in this effort.

**A letter will be sent to TLVA property owners explaining the transition to Clarity Enterprises for bookkeeping services. This will explain the new remittance address and that TLVA is in no way connected with SBCA bookkeeping.**

- A dues holiday of \$400 was discussed. A motion was made, seconded and passed “That we have the partial dues holiday as approved in the budget at the annual meeting Sept. 2012 for the last quarter of 2013.

The next TLVA Board Meeting will be at 10:00 a.m. on Monday July 15, 2015 at the Bay Club.

**Submitted by Soozie Darrow, secretary**

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