

Teal Lake Village Annual Meeting
September 23, 2013

Board Members present: Karol Cushenbery, President/Landscape chairman; Fran Wickeham, Treasurer; Lee Springgate, Vice President; Sheila Twohey, ARC chairman; Soozie Darrow, Secretary.

There were 42 other Teal Lake Village residents and 3 representatives from TruGreen present.

Karol Cushenbery called the meeting to order at 3:35 p.m.

The draft minutes of the July 15, 2013 Board Meeting were approved as written.

Financial Report: Key points mentioned by Fran were:

- There will be a \$400 dues holiday for the last quarter of 2013 – i.e. homeowners will be billed for \$50 in October.
- Beginning in January 2014 dues invoices will be mailed and subsequent reminders will be sent by e-mail if e-mail address is available.
- Fran stressed that dues must be “in hand” (at Clarity) within 30 days following the due date, not postmarked by that date.
- Garth Lindsay has reviewed the financial records for 2012. Several minor discrepancies were noted and corrected. Fran is confident that all is now in order.
- Clarity Enterprises, Inc. of Port Townsend has been retained to handle bookkeeping services.
- \$5000 to cover the cost of an audit has been included in the budget that was approved for 2014. Though it was voted to be waived, the Board can choose to commission an audit or CPA review.

There followed an extensive discussion regarding having, or not having, a formal audit by a CPA.

Landscape Report: Karol reported that Kevin has set all watering system timers to one day per week. Homeowners may make changes if desired. The systems will be shut down for the winter in late Oct. or early Nov.

Jay Beckman, Branch Manager of TruGreen LandCare, went through the 2014 calendar year of what we can expect to happen each month regarding our lawn service. He promised that there would be improvement every year in the service and TruGreen wants our village to look like Disneyland. There is a possibility that he will arrange to have a clinic on container planting for us in the spring. There was a discussion on the merits of aerating and thatching and what time of year is best for either. TruGreen prefers to thatch and over-seed in the fall rather than spring.

Election Results: Bobbie Collins, Diane Ruff and Dan Darrow counted the 76 ballots that were returned. The budget for 2014 was approved with 71 yes votes, 1 no vote and 4 abstains
Waiving of a formal audit was approved with 65 yes votes, 8 no votes and 3 abstains.
Continuing Board Members Karol Cushenbery, Soozie Darrow and Sheila Twohey were all approved.

All new Board Members Bill VanRy, Clark Ruggles, Gil Skinner and Chuck Gerstenberger were approved.

ARC Report: Sheila reported that the Cooke's request for tree trimming in Bay View Village will not be pursued further as they have sold their home. If others are interested in pursuing it, Jerry Thuotte has all the paperwork.

She also reported that if Clearview residents want the small evergreens in the common area removed, a formal request needs to be filled out and given to her for review and possible action. Clearview residents would be required to pay for whatever is done.

Sheila also asked that residents please read the CC&Rs and the Design Standard before asking for a permit. Generally speaking, any changes on the exterior of a property need a permit. Remember, if a change in plans occurs during a process that has been permitted, new permission must be requested for the change. Please let workers know that a permit is needed so that they do not go beyond the original request.

The landscape request form and Appendix A are on the SBCA website.

Old Business: There was no old business.

New Business: There was no new business.

The meeting adjourned at 5:20 p.m.

Respectfully submitted: Soozie Darrow, TLVA secretary