

Teal Lake Village Assoc. Board Meeting
July 21, 2014

Board Members Present: Gil Skinner, President; Sheila Twohey, Vice President; Clark Ruggles, Treasurer; Bill VanRy, ARC Chair; Tom Anderson, Landscape Chair; Soozie Darrow, Secretary; Chuck Gerstenberger, ARC Committee; Karol Cushenbery, Advisor to the BoD.

There were 6 other TLV residents in attendance.

The Agenda for the meeting was amended, adding a report regarding the retention pond to Old Business, and adding parking and fireworks issues to New Business. The agenda was approved as amended.

The minutes of the May 19, 2014 were approved.

Financial Report: Clark Ruggles stated that we are working well within budget and he does not foresee any problems in the near future.

There was discussion of delinquent dues and penalties, Rules #1 and #2, and a proposal for filing liens against properties of delinquent members. It was decided to rewrite the proposal and address it at the next meeting.

There was discussion regarding bookkeeping services, specifically, whether we should seek an alternate bookkeeper in an effort to save money. Clark presented two proposals, one from Clarity Enterprises, our current bookkeeper, and one from Duane Anderson, CPA, with monthly fees \$18 apart. Both of these proposals were over \$150 per month more than we were paying previously.

It was moved, seconded and passed to: Continue working with Clarity as is and to look into other options as well. Chuck Gerstenberger offered to talk with SBCA as an option. We may also look at hiring a community member, pending looking at the bonding issue.

Clark suggested that TLV pay to have the BoD Treasurer bonded in the future. No action taken at this time.

ARC Report: Bill VanRy presented a list of seven permit applications approved since May.

He reported that the character of the TLV roofline is in transformation as those homeowners with the weathered shake roofs are replacing them with composition tiles that are color coordinated with their houses. It should be noted that the requirement still applies, that roofing materials be “earth tone and muted.”

After a discussion regarding permit requirements, it was suggested we stress that a permit is required for all external repairs, painting, or changes to the outside appearance of the house. Normally it takes a day or two to process a permit, assuming no complications or the need to obtain approval from the SBCA ARC.

In an effort to better manage the job of the Architectural Review Committee, Bill has prepared a Registry of Lots with Designated Encroachments and recorded License & Permissive Land Use Agreements with the Jefferson County Auditor’s Office. Bill requested a special Board session to discuss the administrative issues involved.

Landscape Report: Tom Anderson reported that he and Karol Cushenbery are finding that most of the problems we are encountering are due to TruGreen’s management team, as opposed to the crew working with Juan. Tom and Karol met with the management people and hope things will improve. Aeration of the lawns has been postponed to the fall. Post-

emergent weed control is being done now. Since July 1 there have been 26 requests for service passed on to Juan. Many problems are with sprinkler systems, which are Dindar's issue, not Juan's. The TruGreen contract runs through 2015. We will need to seek new bids for the landscaping by the middle of 2015 and will be looking for volunteers to help with the bidding process.

The question of mulching the entry and other common areas was discussed.

A motion was made, seconded and passed to approve the expenditure of \$5500 for mulching. Chuck offered to investigate bids for this. The job will be offered to TruGreen if they are willing to do it for that price.

Old Business:

Chuck Gerstenberger met with Steve Shanklin on May 19 for a tour of the retention pond and explanation of our responsibility for it. No problems have been noted. There is an annual clean up, 5 yr. dredging, and 10 yr. engineer inspection of the pond. It is located in Bay View Village. Teal Lake Village pays 2/3 of the costs and Bay View Village pays 1/3.

New Business:

- Discussed forming a village social committee to plan 1-3 resident parties per year, to be paid for by those attending.
It was moved, seconded and passed to form such a committee.
- The Annual meeting is Sept. 22 at 3:00 at the Bay Club. We need to mail a cover letter, agenda, proposed budget for 2015 and ballots for election of new Board members as well as approval or not of an audit. This has to be mailed USPS to every homeowner at least 30 days prior to Sept. 22. There are four Board openings and we have two current Board members who are willing to serve another two year term. We still would like two more volunteers.
- Parking problems. Because of a member complaint about trucks parked overnight in driveways, we addressed the SBCA CC&Rs sections 4.2.17, 4.2.18 and 4.2.19 and found the trucks in question are not violating the rules as long as they are not exceeding ¾ ton trucks in size.
- Fireworks: The SBCA CC&Rs state in section 4.2.6 that no hazardous activity shall be permitted and no explosives of any kind shall be discharged within South Bay. Fireworks would be construed to be in both of these categories. Since many homes within Teal Lake Village have cedar shake roofs, it is especially dangerous to have fireworks that emit sparks in the air. The Board will send out a message prior to New Year's Eve and July 4 each year to remind people to refrain from the use of aerial fireworks.
- It is now mandated by the state of Washington that written permission is required to receive notices and bills via e-mail. We need to send out permits to be signed. This can be part of the quarterly invoice.

The meeting adjourned at 12:15 p.m.

Submitted by Soozie Darrow, TLVA secretary