

Teal Lake Village Association Board Meeting
August 19, 2014
DRAFT

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

There were two other TLV residents in attendance.

The agenda for the meeting was amended, adding changes to the TLV website to New Business. The agenda was approved as amended.

The minutes of the July 21, 2014 meeting were approved.

Financial Report:

- After discussion regarding a dues holiday, it was moved, seconded and passed that: A \$200 dues holiday will be prepared for the 4th quarter dues payment.
- Gil announced that, after discussions with our current bookkeeper Clarity Enterprises, we will continue with them on a month-to-month basis until we finalize a longer-term contract.
- Discussion was held of the proposed 2015 budget as prepared by Clark Ruggles. After several modifications, a motion was carried to accept the modified 2015 budget and present it to the homeowners for ratification. This budget and a sheet showing comparison of past years actual expenditures will be included in the Annual Meeting mailing.

ARC Report: Bill Van Ry led a discussion of the research he has been doing regarding Permissive Land Use Agreements (PLUAs) within Teal Lake Village. In an effort to ensure that all designated encroachments on lots within TLV are legally binding, the Board approved a motion to authorize up to \$2,500 to obtain a review and legal opinion. Bill will contact Richard Shattuck for this purpose using the draft of questions Bill has prepared as a basis for the review.

Landscape Report:

- The landscaping contract with TruGreen ends in December 2015. After 6 years with TruGreen, the Board decided that new bids should go out for 2016 and beyond. The Board will be looking for assistance from 3 or 4 residents for this very important job.
- TruGreen has given a reasonable bid on bark for the common areas. However, it was decided to hold off until Spring 2015 so as to avoid winter damage to the new bark. As a result of this action, the proposed budget was modified to include budgeted funds for this project based on TruGreen's current bid.
- Tom Anderson has done some research on alder removal in our common area along Teal Lake Rd. and Paradise Bay Rd. He has found that permits from County may be necessary for some of the area, which may be in county road right-of-way. He will do some more research on this.

Old Business:

The Teal Lake Village Assoc. Annual Meeting will be held on Monday, September 22 at 3:00 p.m. at the Bay Club. Necessary papers will be printed, folded, put in envelopes and mailed to all homeowners on Aug. 20. The authorizations for electronic notifications must be returned to the TLVA in order for us to comply with Washington State laws. Since no one has come forward to be Treasurer next year, someone will be appointed or we will have to hire an outside person.

New Business:

- A homeowner has suggested that, in order to keep our village looking nice, garden debris bags not be put out on the sidewalk prior to Mondays or Tuesdays when TruGreen comes to pick them up. Garbage cans should not be put out before Monday morning either, as not only do they look unattractive, they can attract animals such as raccoons and bears.
- Soozie Darrow requested permission to ask the website manager to delete/update some of the documents on our website that are no longer used. Permission was granted.

Meeting was adjourned at noon. Next meeting will be the Annual Meeting on Sept. 22 at 3:00 p.m. at the Bay Club.

Submitted by: Soozie Darrow, TLVA Secretary