

Teal Lake Village Association Annual Meeting
Sept. 22, 2014

Board Members present: Gil Skinner, President; Sheila Twohey, Vice-president; Clark Ruggles, Treasurer; Bill Van Ry, ARC chairman; Tom Anderson, Landscape chairman; Soozie Darrow, Secretary. Absent was Chuck Gerstenberger, ARC co-chairman.

There were 31 Teal Lake Village residents and 1 TruGreen representative present.

A count of lot owners was taken and it was determined that a quorum was present.

Board members were introduced.

The draft minutes of the Aug. 19, 2014 meeting were approved as written.

President's Remarks:

Gil Skinner thanked everyone for helping make Teal Lake Village a great place to live.

Some concerns for us to be aware of:

- Do not put trash out before Monday morning if at all possible. This is a visibility issue as well as nocturnal animal attraction.
- All debris for TruGreen pick-up needs to be bundled or bagged. This includes branches and other large items.
- Calls from residents to Clarity, our bookkeeping firm, cost \$40/hr. If you have a billing question, please call the treasurer first.
- Kate Anderson has agreed to co-chair a Social Committee for the Village. Please contact Kate at 437-5073 and tell her you are willing to assist with planning activities for the community.

Financial Report:

Clark Ruggles reported that, since the proposed budget was sent out with the ballots, some minor changes have been forecasted.

- The Board has voted to have a \$200 dues holiday for the 4th quarter payment period. Therefore, the final billing to be received Oct. 1, 2014 will be for \$250, rather than the usual \$450.
- The insurance costs, budgeted at \$2250, will most likely be \$3700.
- Water costs, budgeted at \$300, could be as high as \$1000.
- Bookkeeping costs are budgeted for \$400/mo., up from \$200 prior to and including 2012. Several different bookkeepers were contacted and \$400/mo. is now reality.
- \$4000 of the \$8800 budgeted for accounting was to pay for an audit if not waived.

Election Results:

Harvey Portz and Dan Darrow counted the 65 ballots and reported:

- The 2015 Budget Plan was approved with 61 yes votes, 1 no vote and 3 abstains.
- A formal audit was waived with 56 yes votes, 6 no votes, and 3 abstains.
- All candidates for the Board of Directors were approved: Chuck Gerstenberger, Sheila Twohey, Bill Van Ry, Tom Anderson and Gil Skinner.

Landscape Report:

Tom Anderson introduced Steve Sutherland from TruGreen who attended the meeting to answer any questions we might have regarding TruGreen services.

Tom then gave a run-down of a week in the life of the Landscape Chairman, Juan and Dindar. He stressed that, if residents have an issue, they should contact him, not the landscape crew. He will then talk with Juan, Dindar, or, if necessary, Steve. If you have a problem with crane flies, please contact Tom. Owners of rental property need to submit landscape requests just as we all do.

Tom has formed a committee of himself, Mel Caskey, Lee Springgate, and Chuck Gerstenberger to determine the scope of any contract changes, formalize requirements for changes such as changing aeration of the lawns from Spring to Fall and elimination of insulation from the valve boxes. For those interested, the entire contract is on the Teal Lake Village website – www.PLSBCA.org and go to Villages – Teal Lake – Landscape Contract 2013-2015. The CC&R's are also there in their entirety. Tom also stressed that there is a need for a more formal process for hiring contractors such as landscapers and bookkeepers.

- TruGreen will apply fresh bark in the common areas in the Spring.
- Tom is looking into clearing the alders from the Paradise Bay Rd./Teal Lake Rd. common areas. Some of these seem to be on county right-of-way and, therefore, may need a county and/or DCD permit.

ARC Report:

Bill Van Ry reported that the committee had processed 24 permits since the 2013 Annual Meeting.

As someone questioned the increase in the budget for legal fees, Bill reported that he had requested funds in order to obtain a legal opinion on his research on the Permissive Land Use Applications within the community. The lawyer's opinion is that they are legal and properly constructed although there are some problem lots. Owners of those lots will be contacted for further action. If anyone would like clarification of this subject, contact Bill.

Old Business:

Bill Van Ry made the following motion:

The Clarity Enterprises proposal dated 16 Sept. 2014 for an 18-month contract at \$418/mo. be accepted by those present. The motion was seconded. After discussion, the motion was passed by a vote of the membership. (A quorum was present for the meeting).

New Business: None

Schedule of 2015 meetings of the Board: Exact dates will be decided at a meeting on Oct. 27, 2014. Officers of the new Board will also be chosen at that time. This information will be posted on the Teal Lake Village website.

Comments:

- Dan Darrow thanked all of the Board members for their work of the past year.
- Bill Browne informed us that Teal Lake Village has 9 new residents since January 2014. He urged us all to attend the South Bay Community Assn. social, which is held every month on the second Friday at 5:30 p.m.

The meeting was adjourned at 4:30 p.m.

Respectfully submitted: Soozie Darrow, secretary TLVA