

Teal Lake Village Assoc. Board Meeting

October 27, 2014

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

There were 3 other TLV residents in attendance.

The draft minutes for the September 22, 2014 meeting were approved with 2 changes made to the "President's Remarks".

Financial Report: Clark provided the P&L Statement and Balance Sheet for 9 months ending September 30, 2014 and stated that we are on path to meet our projected financial targets by year end.

Clark had some additional comments, that are included in the Financial Report.

ARC Report: Bill Van Ry gave a brief history on the use of Permissive Land Use Agreements (PLUAs) in the Village and the work he and the committee has done. As previously directed by the Board, Bill consulted with Legal Counsel on the issues and as a result, the motions were made to the Board, and the following items were unanimously approved.

1. A new Resolution was created, providing the framework for use of the PLUA as well as a new Permissive Land Use Agreement (form) which strengthening issues around imminent domain.
2. Architectural Review Committee (ARC) will set up the necessary procedures to implement the new PLUA along with properly recording the instrument with the County Auditor's Office.
3. Authorize the payment of correcting the PLUA situation on lots #20, 25 and 48 (estimated to be \$200 per lot), as the Board deemed the current homeowners involved were not responsible for the past omissions of putting the necessary PLUAs in force. Any future issuances of PLUAs will be at the homeowner's expense.
4. Authorize payment of the attorney's bill of \$1200.
5. Request the Secretary of the Board to post the new Resolution and PLUA on the TLV website.

Questions regarding PLUAs may be directed to Bill Van Ry.

Landscape Report: Tom Anderson gave an update on TruGreen's activities:

1. Reduced mowing is now in effect.
2. Thatching of the lawns will soon start.
3. Water for the sprinkler systems has been turned off.
4. Pruning is underway. Tom is working with TruGreen to get more experienced pruners to help accommodate the requests.

Tom also gave an update on the alder trimming in the common areas along Teal Lake Rd and Paradise Bay Rd. The county requires pictures of the project for the permits, so once leaves have fallen off the trees, pictures will be taken and the permitting process can move forward.

Tom also stated that the Landscape Bid Committee met and agreed that the current scope of work is sufficient and will be used for future bids.

Old Business: None

New Business:

1. Election of Officers was held and the following are the results:

President: Gill Skinner

Vice-president: Sheila Twohey

Treasurer: Clark Ruggles

Secretary: Chuck Gerstenberger

ARC Chairman: Bill Van Ry

Landscape Chairman: Tom Anderson

2. Gil provided information regarding changes to the process for updating our website which will now cost approximately \$10-20. A suggestion was made to create a new website, which would cost approximately \$500, but there would be no charges to make future updates. The Board unanimously agreed to keep our website "as is".
3. Gil advised the Board of a new Washington state law that requires us to provide meeting minutes within 60 days of the meeting. In order to best accommodate this, the Board voted to change the meeting schedule to allow for 6 meetings per year. The following are the dates for 2015 meetings: January 19, March 16, May 18, July 20, September 21 *start time 3:30pm, November 16. All meetings to be held at the Bay Club, beginning at 10:00AM, except the September meeting, which will start at 3:30PM.

Member Comments: Soozie Darrow was recognized for her diligent work as Secretary. Thanks was given to Soozie, as well as a round of applause.

The meeting was adjourned at 11:30AM. Next meeting will be ????? at 10:00AM at the Bay Club.

Submitted By: Chuck Gerstenberger, TLVA Secretary