

Teal Lake Village Assoc. Board Meeting

January 19, 2015

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

There were 11 other TLV residents in attendance.

The draft minutes for the October 27, 2014 meeting were approved.

**Financial Report:** Clark provided the P&L Statement dated December 31, 2014 for calendar year 2014 and stated that we ended the year with a cash balance of \$45,604.74 providing a slight cushion of \$3841 over our estimate going into 2015.

Clark also provided the results of the "Electronic Notification" enrollment: Electronic notice 56 for dues and 69 for Bd Mtg; USPS notice 42 for dues and 29 for Bd Mtg.

Clark had some additional comments, in regards to a residence (lot 22, 31 Sea Breeze Ln) being turned over to Fanny May and another vacant property (lot 59, 47 Sea Way Pl) which looks to be in need of maintenance. After discussion Gil asked Bill and Chuck to survey the situation so we could contact the homeowner and if necessary take steps to have work done to bring the property up to CC&R standards and having a lien placed against the property for payment of the expenses.

In addition, there are some properties with outdoor lighting that is not in accordance with our CC&Rs. Residents should be aware of the CC&Rs if they are planning on making any changes to their outdoor lights. Also, an ARC request is required prior to making any of those changes.

**ARC Report:** Bill Van Ry gave a brief history and summary on the use of Permissive Land Use Agreements (PLUAs) project that was completed November 21, 2014.

Bill also provided a listing of 5 permits the ARC received from September 21, 2014 to January 19, 2015.

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

1. Pruning is underway. Tom has received complements on the job TruGreen is doing on the pruning.
2. "Mowing" of the brush in the common areas should start soon to be completed by Spring.

Tom also gave an update on the alder trimming in the common areas along Teal Lake Rd and Paradise Bay Rd. Tom and Bill will review plat maps to help clarify the county's involvement in the project.

Tom received bids to remove 2 trees that went down as a result of a wind storm and to remove a dead tree in a common area. A motion was made and passed to proceed with the work to take care of these 3 trees with a cost not to exceed \$2000.

Tom brought up the fact that it has been 2 years since we last power washed sidewalks and driveways. After discussion it was decided that no action would be taken at this time.

**Old Business:** A motion was made and passed to reimburse Chuck for the holiday wreaths that were used to decorate the Teal Lake Village sign.

**New Business:**

1. Kate Anderson announced the Chili Cook-off to be held at the February 13 SBCA Social. We currently have 8 Chili cooks. Prizes will be awarded.
2. There was discussion regarding the SBCA socials and Bill Browne gave some background.
3. The residents' options for notification via US Mail or email will be followed for all notifications, not just Board Meeting notifications.
4. Gil reminded everyone to attend SBCA meetings to learn of issues being addressed in our community.

**Member Comments:**

Soozie Darrow advised there is a proposed School District Bond coming up for election. Information is available via a forum being held on February 4<sup>th</sup> and/or handouts that are available at the Bay Club.

The meeting was adjourned. Next meeting will be March 16 at 10:00AM at the Bay Club.

Submitted By: Chuck Gerstenberger, TLVA Secretary