

Teal Lake Village Assoc. Board Meeting

May 18, 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.

There were 23 other TLV residents in attendance.

The draft minutes for the March 16, 2015 meeting were approved.

Introductions were made by those in attendance.

Financial Report: Clark provided the P&L Statement for the period ending April 30, 2015. Expenses and revenues are on track and there are no unusual items to report.

There was a change in personnel at Clarity, and Danica Brown is now handling the TLV accounts. It has been a smooth transition.

Clark will have the new 2016 budget estimates for our next meeting. At that time we will also review the 2015 budget and discuss the possibility of a dues holiday.

Clark advised us that 31 Sea Breeze Lane (lot 22) has sold and the new owners' (Terry & Linda Rennhack) escrow will close 6/15/2015.

There were a couple of residents who received incorrect bills from Clarity and Clark confirmed there was a small issue regarding this. Clark will also talk with Clarity about putting their telephone number on their statements.

ARC Report: Bill Van Ry advised there have been 6 new permits issued since the last meeting.

Bill addressed a question from a resident regarding tree trimming in the common area, advising the appropriate form needed to be submitted and approved by both TLV ARC and SBCA ARC.

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

1. Thatching is completed. However there were resident comments that it hasn't been completed. Tom asked if there are issues regarding thatching to email him the information. His email address is tla2010@q.com.
2. Mowing in the common areas is behind schedule due to the extra work being done on the lawns.

Tom has been working with Jennifer Portz on the RFP for our new Landscaping contract. They will have assistance from a friend of Jennifer's who is a landscape professional. The process of issuing the RFP, making the preliminary selection will be done by August 15 so it can be voted on at our Annual Meeting

on September 21. We currently have 5 companies who have expressed an interest in doing the work. The companies will be asked how they will staff in order to perform the work required in the contract.

Discussion was held regarding thatching issues as well as other complaints regarding the work being done by TruGreen. Tom asked that any issues should be reported to him via his email, tla2010@q.com. In addition, remedies for non performance were discussed and suggested that if isn't a part of our new contract, it should be added.

Old Business:

Village Review: Discussion continued on how the Board should address issues of yard and home maintenance issues. Bill Van Ry and Sheila Twohey provided information from our CC&Rs as well as possible issues to be addressed with implementing a proactive approach. Further discussion will be held on this topic with the goal of having information available for residents on the topic so they can voice their choice of how the board should approach this issue, either complaint driven or a proactive approach.

Fire Safety: Gil has been working with the local fire department to get a presentation on fire safety for the village. He took it to SBCA hoping to get presentation in early June.

New Business:

Fireworks: Gil as well as other residents wanted to remind everyone that the use of fireworks is not allowed in TLV. It was noted that due to the dry conditions, this is especially important this year with the upcoming summer holidays (Memorial Day and July 4th). Gil asked Chuck to send an email to residents regarding this.

Social Committee: Gil announced the resignation of Kate Anderson as the Social Committee Chair and asked if anyone would like to take her place.

Village Yard Sale: Barb Skinner announced that the TLV yard sale will be held Saturday, June 13 from 9:00 to 4:00. Barb will have signs made and placed at key locations. It will also be advertised in the Port Townsend Leader as well as postings at the Beach and Bay Clubs. Questions regarding the sale can be directed to Barb.

Summer Event/BBQ: The idea would be to have food (either catered or pot luck) and music. There would be a charge per person and guests would be welcome. It will be held outdoors in the village with arrangements at the Bay Club for backup should the weather not cooperate. Anyone wanting to help with this should contact Barb Skinner.

Member Comments: It was reported that a UPS package was stolen from a resident's doorstep as well as a report of a resident receiving a "Grandparent Scam" call. Please be aware and cautious.

Jennifer Portz mentioned that the SBCA is changing their policy on their dues payments and information on this should be coming out in a month or so.

The meeting was adjourned. Next meeting will be July 20 at 10:00AM at the Bay Club.

Submitted By: Chuck Gerstenberger, TLVA Secretary