

Teal Lake Village Assoc. Annual Board Meeting

September 21, 2015 (Approved 9/19/16)

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 many other TLV residents in attendance. (Note: not everyone signed in)

The meeting was called to order at 3:00PM and it was determined that a quorum was present.

Gil recognized and welcomed the new residents to TLV.

The meeting minutes from the July 20th Board Meeting were approved.

Board President Remarks: Gil provided SBCA update regarding the Bay Club repairs stating that there are many rumors regarding the cost. However at this time, there is no official cost estimate. If you have questions or hear rumors, you can contact Gil. SBCA will be holding a meeting on this subject Sept. 29th and Gil encourages all residents to attend.

Gil stated that TLV had a great year. The Chili Cook Off was a great success and had the largest crowd for any SBCA Social. In addition, the Village Garage Sale was also successful. Finally, the dinner party being held after the Annual Meeting had a large number of residents signed up to attend.

Gil said due to some weather conditions and the fact we had some issues with our landscape contractor not doing everything they should, TLV isn't looking as good as he would like. We will have a new contractor next year and will work with them to get the village back on track.

Landscape Report: Tom Anderson gave an update the activities taking place for our new Landscaping contract. We put out an RFP to 6 contractors, but only received bids from 4 (Deer, NW, TruGreen & 4 Seasons). A committee consisting of Tom, Jennifer Portz, Glenn Waldenberg, Chuck Gerstenberger, and with Gil advising reviewed and scored the bids on several factors. NW Landscape Services scored highest and was the company chosen by the committee. Glenn and Chuck checked references, and the excellent feedback that was given to them was provided during the meeting.

There were many comments/questions from residents regarding the current services and what will be provided with the new contract. Those included: timing for fertilizing this fall; issues with crab grass, horse tail and moles; reseeding, pruning, and irrigation system concerns.

The Homeowner Opt-Out Form, which was mailed to each resident should be returned to Tom by October 1st.

The contract with NW Landscape Services still needs to be finalized as well as a means residents can communicate with the contractor.

Tom will arrange for a community meeting with NW Landscape Services to allow them to educate us on their plan and answer any questions/concerns.

Financial Report: Clark provided the P&L Statement for the period ending August 31, 2015. The only variance in the report is that the Landscape contract expense shows a charge for 2 months (July & August) due to an oversight by our bookkeeper not submitting the July invoice in time to write the check in July.

Clark stated that the budget for the 2016 calendar year was included in the Annual Meeting mailing which went to all owners of record at the time of the mailing. One resident raised a valid question as to why we are budgeting a loss for 2016. Clark reported to the person that it's a matter of his being overly conservative in his projections. He works with the Ending and Beginning Cash Balances and like to carry forward sufficient cash to meeting 2 ½ months' worth of expenses. The Cash Carryover has been growing the past two years and the only way to significantly draw down or reduce it is to give the homeowner a Dues Credit during the year. This causes a negative income compared to expenses.

Gil interjected that a Dues Credit is budgeted, but the budget for the new Landscape contract will be more expensive.

Nominations for the Board: Gil asked if there were any nominations from the floor. None were received. Gil said that Phyllis Waldenberg had volunteered to run for the Board.

Gil stated that Tom, Sheila Chuck and himself were staying on the Board. Clark and Bill Van Ry were leaving the Board.

Clark asked the number of people that could serve on the Board and stated that we have new residents that have past HOA Board experience who might be interested in joining the TLV Board. Gil stated that we could have 7 Board Members, and welcomed anyone who is interested in becoming a Board member.

Appreciation was expressed for all of the Board members, especially those leaving the Board.

ARC Report: Sheila Twohey advised there have been 3 new permits approved for the installation of a satellite dish, resealing a driveway and repairing window trim since the last meeting. In addition, there was a permit extension for house painting and the Common Area Project for hedge trimming and brush clearing in Tract A was completed.

Sheila stated that Permit applications should be filled out completely, including the Permit Application Checklist. Sheila noted that most items that are on Appendix A require a county permit from the Office of Community Development.

Sheila provided additional information on requirements when work is being done in a Landslide Hazard area or Buffer area, and when work being done is within an area that is covered by the County's road easement.

Sheila stated that it is the responsibility of the homeowner to determine if any governmental permits are required, and to obtain them in order to receive permit approval.

Before starting any project, call Sheila and she can help advise you on what permits might be required.

Sheila said that if the project requires SBCA ARC approval, the application should be turned into her so it can get on the SBCA ARC agenda, as they only meet once per month, on the 3rd Friday. Applications that can be approved at the village level can generally be handled more expeditiously.

Both Sheila Twohey and Bill Van Ry were recognized and thanked for all the time and work they have done on the ARC. The Board and audience responded with a round of applause.

Gil stated that since the Tract C lawsuit has been settled, TLV and SBCA are looking at ways to simplify rules for landscape/house changes.

Old Business:

Gil spoke of the proposed Proactive Management Strategy to ensure homes and yards are kept up to standards. He reviewed some of the past issues and stated that in an informal review of the village, about 10% of houses/yards were in need of some upkeep. There were many comments from homeowners regarding this plan. Such as wanting to keep the status quo of being complaint driven, wanting to vote on the plan, negative image of the Board being “difficult” and impacting housing prices and possibly creating a “big brother” image.

Bill Van Ry, who is finishing his term on the board and helped develop the outline for the plan stated that although the outline for the plan is there, it still needs work to finalize the details.

Gil reminded homeowners that the Board has a responsibility to uphold the CC&Rs and stated that he intended to work on this issue in our next Board meeting which is on Nov. 16.

New Business:

Gil recognized several individuals who have worked on events to help make TLV a great place to live. They are: Janice Chamberlain, Gary Settle, Phyllis Waldenberg, Kate Anderson, MaryEllen Meryhew, Pam Asbell and Barb Skinner.

Member Comments: Dan Darrow gave a vote of gratitude to the Board for the work done this last year.

The meeting was adjourned. Next meeting November 16 at 10:00AM at the Bay Club.

Submitted By: Chuck Gerstenberger, TLVA Secretary