

Teal Lake Village Assoc. Board Meeting

January 18, 2016

The meeting was called to order at 10:00 am by President, Gil Skinner.

Board Members Present: Gil Skinner, president, Sheila Twohey, vice-president and ARC Chair, Chuck Gerstenberger, treasurer, Phyllis Waldenberg, secretary. Tom Anderson, Landscape chair was absent. Jen Portz and Glenn Waldenberg, landscape committee co-chairs were present.

There were 12 other TLV residents in attendance.

The draft minutes for the November, 2015 meeting were approved.

Financial Report: Chuck provided the following Treasurer's Report and attached the Balance Sheet as of December 31, 2015:

1. Attached is the final financial statement dated December 31, 2015, which shows an Ending Cash Balance of \$57,322.90. This amount becomes our Actual Cash Carryover for the 2016 Budget which was estimated in the budget to be \$50,500.00 which gives us a cushion of \$6,822.90.
2. We have budgeted \$1500.00 for holding pond maintenance expenses for 2016. We've been informed that more maintenance work needs to be done on the pond and a committee is being formed with Bayview Village to determine how the work can be spread out over an extended period of time.
3. We received our first bill from NLS for our landscaping maintenance contract. If paid within 10 days, we can take a 2% discount. This equates to approximately \$236.00. Making our payments within this timeframe will save us approximately \$2840.00 for the year. I'm working with Clarity to ensure we meet this goal.

ARC Report: Sheila provided a written report and provided a list of five permits approved, which included removal of a "danger tree" in the common area, replacing two heat pumps, trimming of trees hitting a house, and an extension of a pathway and landscape, all approved by SBCA ARC.

Sheila stated that some heat pumps are approaching twenty years old, and are likely needed to be replaced sooner than later. She suggested homeowners have annual inspections and maintenance by a professional service that may be able to determine the remaining years, but only to a certain degree. There is no accurate way to determine for sure. Heat pumps tend to fail quickly with no warning. There was a question of whether TLV homeowners could receive a group rate if several heat pumps were replaced at the same time.

Sheila reported a new request was made by homeowners at 47 Outlook Lane, that a solitary Hemlock in common area Tract E be removed due to concern it may fall on the house. The tree

was evaluated by a certified arborist, who reported the tree is not considered an imminent threat, but has early disease. The arborist also said the tree is likely to fall away from the house, but it depends on the direction of the wind. The homeowner, Christine Spagle, said verbally at the meeting that she is ok with leaving the tree and continue to watch it.

A motion was made, seconded and passed to leave the tree standing for now.

Sheila stated that at this time, neither Teal Lake Village nor SBCA have a comprehensive set of guidelines for tree and vegetation management. She said Timberton and Bayview both have comprehensive Vegetation Management Plans. She said as it stands now, there is no consistency with SBCA or other Villages in how these issues are handled. A plan would allow a clearer plan and guidelines for future boards and homeowners in TLV.

A motion was made, seconded and passed to establish a TLV Vegetation Management Plan Committee to develop recommended guidelines for dealing with trees and all other vegetation in limited common areas, common areas and view issues on private lots.

Sheila Twohey, Jen Portz and Christine Spagle volunteered and were approved for the committee. Jen Portz was instrumental in writing the plan for Timberton and will provide a copy.

Landscape Report: Jen Portz and Glenn Waldenberg provided the following written report:

Northwest Landscape Services has been very cooperative. They are currently trimming yards and common areas. Their schedule by street will be sent to homeowners in a Landscape Memo. Pre-Emergent Weed Control applications will not be used on beds with bulbs. NLS must be contracted separately to trim trees over 12' in height. NLS Area Supervisor and Glenn and Jen will be walking around the neighborhood to meet and greet homeowners at 10:00 Tuesday 1/19 and Monday 1/25.

Four homeowners have Opted-Out of trimming in their yards. Please note, if you choose to maintain your property that is fine, however, per our CC&Rs, if you fail to do so we have no choice but to do it for you. Additionally, per our CC&Rs, all homeowners are bound by our contractual agreements.

The low rock wall on Crestview Dr. between Sea Breeze and Sea Vista Place has a rock that has fallen out.

A few homes (31 Sea Vista Place, 23 Clear View PI, 55 Clear View PI) have issues with weedy-beds and one homeowner (34 Sea Vista Terrace) has left 5-10 bags of debris in the common area behind his home.

Several homeowners at the bottom of Sea Vista Terrace have requested that the Common Area behind their homes be tended. For a historical perspective, Marge Haverstick and Karol Cushenbery were contacted. They said that around 2008/9, when Marg was on the Board, the Board agreed it was a HOA responsibility to trim that area. When Karol was President around 2010/11 the Board had the area tended by Yeoman Landscaping for approximately \$2500.00. It has been 5 years since then. The Landscape Committee recommends we check with Tom Anderson when he returns, to try to secure the RFP that was put out to bid last time, then bid out the project and bring what numbers we get to the Board for further action.

Old Business:

Home Maintenance Review and Schedule - The Board will begin walking the neighborhood on Wednesday, February 10th, 2016, to evaluate the exterior condition of homes that may need maintenance, painting, roof cleaning or other repairs to meet the CC&R design standards.

New Business:

Gil said Barb Skinner is willing to organize another popular chili cookoff at the SBCA Friday social on February 12th. It will be open to all villages to compete.

Member Comments:

Soozie Darrow requested that names of new homeowners be sent out.

Gil Skinner encouraged all members to attend the SBCA February 5th meeting at the Bay Club. The exterior and interior renovations will be discussed.

The meeting was adjourned. Next meeting will be March 21st, 2016 at 10:00AM at the Bay Club.

Submitted By: Phyllis Waldenberg, TLVA Secretary