

Teal Lake Village Association Board Meeting  
March 21, 2016  
Minutes

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, Tom Anderson, landscape chair and Phyllis Waldenberg, secretary.

There were seven other TLV residents in attendance.

**Announcements:** Gil announced that the special assessment for the Bay Club repairs was approved at the March 19, 2016 SBCA Special Meeting, with 402 voting yes and 30 voting no. PLA sent a letter saying they would vote yes if they did not have to pay the \$1,000 special assessment per lot. The Board did not agree, and PLA chose not to vote.

The draft minutes of the January 18, 2016 meeting were approved.

**Financial Report:** Chuck provided the following Treasurer's Report, attached the P&L Budget and the Balance Sheet as of February 29, 2016.

1. Attached are the financial statements dated February 28, 2016. There are no unusual issues to report regarding expenses to date. However, we did incur a \$350 expense for the Geo Tech initial survey of the "slide" area fronting Paradise Bay Road.
2. Due to some technical issues with our bookkeeper's files, Anderson Accounting was not able to submit our Tax filing by the March 15 deadline and had to request an extension. The issue with the files has been resolved and the filing will be made in the next 30 days.
3. I will begin making projections in May, at the time of our next Board meeting in preparation for the 2017 budget. I will need your assistance in identifying any expenses that will or will not occur during the remainder of this year in order to project our "Ending Cash Balance".
4. We will also need to identify any projects along with their cost estimate to be budgeted for 2017. For example, detention pond maintenance and drainage issues at the TLV entrance

**ARC Report:** Sheila provided the following report:

PERMITS APPROVED:

16-006 Lot 90 - Tree Trimming  
16-010 Lot 99 - Remove Birch Tree  
16-018 Lot 68 - Replace Deck

PERMITS DENIED: None

**Neighborhood Review:**

- Conducted by TLV Board members and Jen Portz on February 10, 2016.
- Review was limited to structures visible from the street.
- Yards and landscaping to be reviewed at a later date.
- Around two dozen houses had areas which need addressing - primarily moss/mildew on roofs, painting and trim.
- Gil Skinner will make a phone call to each homeowner to notify them of the specific maintenance the Board's review determined is needed on their home.
- Gil will ask them to let the Board know when the work is scheduled and estimated to be completed.
- A follow-up letter will be sent to homeowners as needed.
- A homeowner can request a list of companies Sheila has compiled who have done work in Port Ludlow in the last five years.
- It was suggested that homeowners may want to get together to obtain better pricing from the same company to do the work. Homeowners can request list of others who may need the same type of work done from the Board.

**Vegetation Management Update:**

Sheila thanked Christine Spagle and Jen Portz for their help on this issue.

- Document still being finalized
- Issue of who pays for tree evaluation in common areas to be formalized: If someone thinks a tree in a limited common area is a danger tree, how will it be handled?
- Protocol for managing landslide hazard area still being developed.
- Once the vegetation management plan is finalized and approved, it will be given to the County and posted on the TLV website.

**A motion was made, seconded and passed as follows: If a homeowner has a concern that a tree or trees in the common area are a danger to their property, the homeowner will hire a licensed arborist and pay the fee for the evaluation. If the tree is determined to be a danger by the arborist, the TLV Board will reimburse the homeowner for the evaluation and pay to have the tree removed.**

**Danger Area:**

- March 2 - Crack in earth 8-10 feet long along Tract A near the bluff in area with "severe landslide hazard area" designation noted.
- March 3 - Inspection by David Johnson of DCD - crack widened
- March 4 - Area cordoned off with tape and stakes
- March 7 - Crack wider
- March 10 - Inspection by Geotech engineer -Landslide 17 feet long partway down bluff behind 42 Sea Vista Terrace - Buffer 15 feet from bluff designated
- Formal geotech engineer's report pending with action plan by Board to follow.

Sheila stated she will be gone from April 11th to the end of May. Bill VanRy has agreed to help during her absence.

**A motion was made, seconded and passed to temporarily appoint Bill VanRy to the ARC committee to assist in Sheila's absence. He will be a committee member only, not a Board member and will deal only with permit requests.**

Landscape Report: Tom reported that

- Moss and weed control application has been completed.
- The windstorm took down two trees that Northwest Landscape Services took care of.
- NLS will check the water systems in April and a class will be held in July to discuss aging sprinkler systems.
- Tom presented three optional bids from NLS to fix the drainage erosion problem on the right side of the entrance sign. It was determined to wait to see if this problem continues to occur, before spending the money to fix it, since it has been an unusually wet year.

**Old business:** Gil again mentioned the need for a “care committee.” He reported that a TLV homeowner recently passed away in his home and was not discovered for ten days.

**New Business:** Gil said there is a plan for a Port Ludlow “Senior Games” being put together with Ludlow Maintenance Commission (North Bay) for sometime in late July or August. This would include such things as kayak races, small sailboat races, dance marathon, etc. There is a need for volunteers who would be interested in helping.

**Member comments:**

Soozie Darrow asked that homeowners remove newspapers and telephone books from the boxes in a timely manner. Some have remained for days or weeks and become an eyesore.

Dan Darrow mentioned there will be an earthquake disaster presentation at the Beach Club on April 23rd at 12:00. Bev Browne said to look for more details in the April Voice.

Adjourn - the meeting was adjourned at 11:15.

The next meeting will be held on May 16, 2016 at 10:00 am at the Bay Club.