

Teal Lake Village Association (TLVA)  
Special Board of Directors Meeting  
Monday, 5 February 2018 10:00 am

**DRAFT**

Steve Hammond called the meeting to order at 10:00. Peggy Ponto, Jen Portz, Chris Spagle and Glenn Waldenberg were also present. Bob Logan was absent. Fourteen (14) homeowners were in attendance. A quorum was determined.

Hammond opened a lengthy discussion regarding lighting, specifically lights on homes near automobile-entrance garage doors which was a subject at the December 2017 Board Meeting. Portz moved to have the TLVA Board memo (approved at the December Board Meeting) which was sent to SBCA ARC be incorporated into TLVA Rule 6 and disseminated to homeowners, Ponto seconded and the motion passed unanimously.

Waldenberg explained the issues with lighting at the lower entrance to TLVA; a discussion ensued. DD Electric has done diagnostic work to discover the extent of the problem there. Other companies were contacted; none were forthcoming with a bid. As the situation requires a company with specific capabilities Portz moved, as time is of the essence, to accept DD Electric's bid for the repair, Ponto seconded and the motion passed unanimously. (The vote at the December 2017 Board Meeting was for this not to exceed \$5,000.00.) Further discussion ensued during which Fran Wickeham noted a concern regarding TLVA's insurance. No action was taken; this will be on the agenda for the 19 March 2018 meeting.

Hammond opened a brief discussion regarding Northwest Landscaping Service's (NLS) bid to spread bark that was discussed in the December 2017 Board Meeting. Ponto moved to go ahead with barking the common areas as detailed, Waldenberg seconded and the motion passed unanimously.

After Spagle gave a brief recap, Ponto moved to accept the December 2017 year ending financials, Hammond seconded and the motion passed unanimously.

Hammond opened the topic of Reserve Studies. A lengthy discussion ensued in which all parties shared their thoughts. Spagle moved to contract for a professional Reserve Study not to exceed \$2,300.00, Ponto seconded and after further discussion the motion passed unanimously.

There was a discussion of the SBCA website redesign and SBCA's request that we update our TLVA website. Hammond moved to accept the following description of our village for addition to the site: "Teal Lake Village is a unique Port Ludlow neighborhood with village-wide landscape maintenance, spectacular views and sidewalks everywhere. Best of all, we're friendly neighbors!" Portz seconded and the motion passed unanimously.

Portz moved the Board go into Executive Session to discuss matters involving a specific homeowner's possible violations of the governing documents of the association, Ponto

seconded and the motion passed unanimously. Some time later Portz invited back into the meeting several TLVA members who were sitting in the Great Room, one accepted. Spagle moved the Board reconvene in Open Session, Waldenberg seconded and the motion passed unanimously. Portz then moved the following: "When a flock of birds (of approximately 25 or more) is noted around a house from a homeowner willfully feeding the birds on an ongoing basis this constitutes a nuisance, a health hazard as well as likely causing property damage and is in violation of multiple SBCA and TLVA governing documents. These violations have been verbally communicated to the homeowner and confirmed in writing with no resolution. Even though the homeowner verbally admitted to feeding the birds and agreed to cease, the homeowner has not done so. The homeowner then admitted verbally to continuing to feed the birds. Therefore, TLVA Board, based on CC&Rs, Washington State Law and the approved motion of 18 July 2016 to "establish and adopt a fine system for non-compliance with village rules", fines this homeowner \$200.00. The homeowner will again be informed in writing of their continued violation of governing documents, the fine imposed and the Board's demand that the homeowner cease and desist. Should the homeowner fail to comply further, the Board may make other decisions regarding this situation." Hammond seconded. A brief discussion ensued. Ponto recused herself and it was decided the notification would be sent via certified letter. The motion passed unanimously.

At 12:32 p.m. Portz moved to adjourn, Spagle seconded and the motion passed unanimously. **The next regularly scheduled TLVA Board Meeting will be held Monday, 19 March 2018 at 10:00 a.m. in the Bay Club Conference Room.** All members are encouraged to attend.