

Teal Lake Village Association (TLVA)
Special Board of Directors Teleconference Meeting
Monday, 19 June 2020 10:00 am

DRAFT

At 10:00 a.m. Sheila Twohey called the meeting to order. Jen Portz called the roll; Tom Sprandel and Jere Sheldon were present. Joe Guillien was absent. A quorum was determined. Four homeowners were also in attendance.

Portz moved to amend the Agenda to include affirming the electronic vote that was unanimously passed on April 4, 2020: Motion: "TLVA reaffirms that it expects dues to be paid on time and will continue to enforce Rule 1 and Rule 2. Nevertheless, should any owner claim hardship due to Covid-19 Virus related issues; the treasurer is authorized to offer a monthly payment plan. That monthly payment plan shall consist of \$150 per month due by the end of each month. Fees and interest described in Rules 1 & 2 will be waived so long as the monthly payments are received on time. This relief plan is limited to the second quarter of 2020." Sprandel seconded and the motion passed unanimously.

Twohey explained the meeting was to deal with administrative matters based on Portz' leaving the board due to selling her home.

Twohey moved to Approve Minutes for 16 March 2020 Board Meeting. Sprandel seconded and the motion passed unanimously.

Sprandel moved to affirm the Board's unanimous electronic vote to pay Bayview Village for Retention Pond maintenance. "WHEREAS Section 10.2 of the Supplemental Declaration requires that "The Teal Lake Village Association shall contribute toward the maintenance of the storm water conveyance system and detention/retention pond(s) . . .", AND WHEREAS the Board wishes to keep the owners informed of the cost of pond reclamation activities, AND WHEREAS Bayview Village (BV) has asked TLVA to reimburse BV \$21,591.65, which includes TLVA's share of a 50% down-payment on the special pond reclamation expenses and TLVA's share of the 2019 fall mowing around the ponds. THEREFORE BE IT MOVED that the board grants pro forma approval that the Treasurer reimburse Bayview Village \$21,591.65 at this time." Sprandel answered questions and explained there is currently enough money in the bank to pay these expenditures. Work should be completed in August. Portz seconded and the motion passed unanimously.

Regarding Board Membership Status, Portz advised that the sale of her home would be finalized on 2 July 2020 and she was resigning from the Board, effective upon adjournment of this meeting. Sprandel moved, WHEREAS: Jennifer Portz has sold her house and has submitted her resignation from the board effective at end of today's meeting. AND WHEREAS: Portz has been serving as board secretary, AND WHEREAS: Portz' term as director is due to expire after the annual general meeting in September of 2020, AND WHEREAS: The Supplemental Declaration, <https://tlva.us/content/gov-docs->

pdfs/TLVA_1991-01-21_Suppl-Dcl-CCRs.pdf, section 5.5, allows the board to employ “. . . a managing agent or other persons and to contract with independent contractors or managing agents to perform all or any part of the duties and responsibilities of the Teal Lake Village Association.” THEREFORE BE IT MOVED:

- 1) That the board regrettably accepts Portz' resignation, and
- 2) The board declines at this time to appoint a director to fill Portz' remaining term, and
- 3) The board appoints Tom Sprandel, current director and Treasurer, to the office of Secretary-Treasurer, and
- 4) The board appoints Portz as a non-voting, unpaid agent of the board, to perform the duties of the office of secretary. Such appointment to expire after the annual general meeting in September of 2020
- 5) All the above actions to be effective at the end of this meeting.”

Sheldon seconded and the motion passed unanimously.

Regarding the Compliance Policy Informational meetings which are scheduled to be held:

- Monday, 13 July at 5 pm
- Friday, 17 July at 10:00 am

Twohey advised these meetings will likely be held via teleconference. Spagle requested Homeowners be notified to submit questions in advance. Portz will send an email notice to homeowners requesting questions be sent in at least 1 week prior to the first meeting.

At 10:16 a.m. Twohey adjourned the meeting. The next TLVA Board Meeting will be held on **Monday, 20 July at 10:00 a.m.**, whether as a teleconference or in-person meeting is still to be determined.