

**Teal Lake Village Association
Special Board Meeting
Monday, 10 August 2020 at 10:00 a.m.**

DRAFT

Call to Order & Quorum: President Sheila Twohey called the meeting to order at 10:01 a.m. Tom Sprandel, Joe Guillien, and Jere Sheldon were present as well as two (2) homeowners. A quorum was determined.

Agenda: Twohey noted a change to the Agenda to include a formal vote to increase dues so as to ensure a record of the action. Sprandel moved to amend the agenda, Sheldon seconded and the motion passed unanimously.

Approval of Minutes: Sprandel then moved to approve the minutes from the 20 July 2020 Board meeting, Guillien seconded and the motion passed unanimously.

Dues Increase: Twohey then opened a comprehensive discussion on the 4.4% dues increase (an increasing from \$1,800 to \$1,880 per year). She noted the last dues increase was 18 years ago. Sprandel gave a detailed explanation as to the decision. Many parties shared their views. Sprandel then moved to approve the budget with the 4.4% dues increase, Guillien seconded and the motion passed unanimously.

Welcome Committee: Twohey then asked for a motion to affirm the electronic vote to create an Ad Hoc Welcome Committee, Chaired by Phyllis Waldenberg. Sprandel so moved, Sheldon seconded and the motion passed unanimously.

Compliance Policy designated Rule 8: Twohey gave the background of the TLVA Compliance Policy and proposed the TLVA Compliance Policy be added to the TLVA Rules as Rule 8, Sheldon seconded and the motion passed unanimously.

Annual Meeting Packet: Twohey opened a discussion of the Annual Meeting Packet, then asked for comments or questions, none being heard Sprandel gave a brief review with a single change to direct members to the website for more information. Twohey then moved to approve the 2020 Annual Meeting packet with the one correction, Sprandel seconded and the motion passed unanimously.

Adjournment: At 10:33 a.m. Twohey moved to adjourn, Guillien seconded and the motion passed unanimously.

Next Meeting: The next TLVA Meeting will be held via teleconference and will be the All Member Annual Meeting at 3:00 p.m. on 21 September 2020.

by Jennifer Portz

Teal Lake Village Association
Special Board Meeting – Proposed Motion
August 10, 2020

Motion: I make a motion to incorporate the TLV Compliance Policy into the Teal Lake Rules as Rule 8.

Background: On July 18, 2016 the TLV Board passed a motion to establish a fine system for non-compliance. On August 25, 2016 the Board proposed Rule 7 to be a fine schedule and enforcement policy, Subsequently, further action was deferred until SBCA passed a compliance policy. SBCA Passed a compliance policy on February 8, 2019. TLVA passed a different Rule 7 (regarding exterior lighting) on December 19, 2019. TLVA finally passed a Compliance Policy on July 20, 2020. Since most of the other Rules refer to fines and fees, I think the Village Rules is the appropriate repository for the Compliance Policy.

[Text from Sheila Twohey in email dated July 25, 2020]

Teal Lake Village Association
Special Board Meeting – Email Motion
August 10, 2020

Ratification Motion:

I, Tom Sprandel, move that we ratify the email approval of July 25, 2020 which established an ad-hoc Welcome Committee.

Email Motion of July 24, 2020:

I *[Tom Sprandel]* move that we:

1. Create an ad-hoc committee titled "Welcome Committee" with the assignment to welcome new owners and residents of Teal Lake Village, to distribute various association and neighborhood information to them, and to request contact information from them.
2. Appoint Phyllis Waldenberg as chair of the committee.
3. Invite Waldenberg to submit, as and when she deems necessary, additional committee members for board approval.
4. Appoint Waldenberg as an unpaid, volunteer agent of the board with the above duties.
5. These actions be effective immediately.

[Approved July 25, 2020 by email. TGS]

| | 2019 Actual | 2020 Est | 2021 Budget |
|--|-------------------|--------------------|-------------------|
| Income | | | |
| Homeowners Dues Income | 176,386.11 | 176,400.00 | 184,240.00 |
| Homeowners Finance Charges | 21.45 | 7.00 | 10.00 |
| Late Fee Income | 120.13 | 225.00 | 200.00 |
| Interest Income | 53.00 | 52.46 | 50.00 |
| Utility Recovery | 101.50 | 103.50 | 105.00 |
| Total Income | 176,682.19 | 176,787.96 | 184,605.00 |
| Expenses | | | |
| ADMIN EXP | | | |
| Accounting | 2,907.00 | 4,800.00 | 4,800.00 |
| Annual Audit | | | 6,000.00 |
| Business Licenses & Permits | 10.00 | | |
| Banking Charges | | 0.00 | 50.00 |
| Insurance Exp | 2,612.93 | 2,461.88 | 2,458.00 |
| Legal | | 0.00 | |
| Miscellaneous | 19.62 | | |
| Postage/Office | 600.93 | 606.94 | 613.01 |
| Total ADMIN EXP | 6,150.48 | 7,868.81 | 13,921.01 |
| LANDSCAPING EXP | | | |
| Landscaping Contract | | | |
| Landscaping Contract (w/o WSST) | 139,534.92 | 142,325.64 | 143,758.84 |
| Landscaping Contract Discount | (2,790.70) | (2,846.51) | (2,875.18) |
| WSST | 12,306.98 | 12,553.12 | 12,679.53 |
| Total Landscaping Contract (inc WSST) | 149,051.20 | 152,032.25 | 153,563.19 |
| Landscaping Miscellaneous | 10,334.07 | 5,937.56 | 5,996.94 |
| Total LANDSCAPING EXP | 159,385.27 | 157,969.81 | 159,560.13 |
| REPAIRS & MAINTENANCE | | | |
| Entrance Sign | 7.05 | 0.00 | |
| General Maintenance | 0.00 | 0.00 | 2,400.00 |
| Holding Pond | 0.00 | 43,183.30 | 4,200.00 |
| Total REPAIRS & MAINTENANCE | 7.05 | 43,183.30 | 6,600.00 |
| TAX EXPENSES | | | |
| Jefferson Co. Property Tax | 17.90 | 17.90 | 18.00 |
| Tax Preparation | 0.00 | 150.00 | 160.00 |
| Total TAX EXPENSES | 17.90 | 167.90 | 178.00 |
| UTILITIES EXP | | | |
| Electricity | 469.19 | 330.87 | 334.18 |
| Water | 488.67 | 290.40 | 293.30 |
| Website | 0.00 | 0.00 | 176.00 |
| Total UTILITIES EXP | 957.86 | 621.27 | 803.48 |
| Total Expenses | 166,518.56 | 209,811.09 | 181,062.62 |
| Net Income | 10,163.63 | (33,023.13) | 3,542.38 |
| Fund Balance EOP | 63,239.85 | 30,216.72 | 33,759.10 |
| Percent Total Expenses | 38.0% | 14.4% | 18.6% |