

Teal Lake Village Homeowners Association

Board of Directors Meeting

August 28, 2002 [Return to Meetings](#)

The meeting was opened at 3:30 at the Bay Club by President Lynn Gauché. Members present for this meeting were Lynn Gauché, Jim Richards, Jack Piper, Bob Duncan, Earl Yim and Tim Perry was absent with leave.

Homeowners present were: Janet Hanz, Marg Haverstick, Alice Luongo, Carol Saber, Deanna Richards, Jerry Rinck, Bill Browne, Dan Clinkenbeard, Patricia Bolquerin, Russ Reed, Millie Reed, Jerry Saber.

The minutes were presented and approved by the Board

Bob Duncan gave the financial report. He submitted a two-page report showing the actual expenses as compared to the budgeted amounts. The second page was the reconciliation of the financial records. This showed that our net worth total assets was

\$45K, our net income was \$2,378.00 and our net worth as of 8-31-02 was \$47k. There was a correction in the budget due to the additional expenses for insurance. There is a report on the finances in the monthly meeting material.

Earl Yim gave the ARC report stating that views were becoming a problem due to the Bayview Village trees growth as they are blocking the views of TLV homeowners. He said that he notified Bayview and their Board's policy is to not touch anything. He has filed a petition with the SBC and has not heard back from them. He said that we need a resolution on this issue quickly because the trees may eventually affect other homeowners. Within TLV, if a homeowner wishes to improve a view, after gaining ARC approval, it will be their responsibility to pay for removal of the obstruction unless others who are impacted choose to participate with payment.

Jim Richards gave the landscape report. There was a problem with the timer at the entrance. It was discovered that the timer does work but it was not regulated. It is now regulated to run two days a week. Both landscape contractor provided proof of insurance for their workers and this in on file in our minute's handbook for 2002-03. The quality assurance committee has held its first meeting. A report is being prepared and will be reviewed at the next meeting of the landscape committee, then presented to the vendors for

concurrence. Pruning is almost completed and should be done by the 30th. There will be an annual cleaning of the common areas and new growth alders and shrubs.

Jack Piper gave the communications report. The Teal Squeal will be put together for the next meeting. It will be out every other month. The web site for the association is not yet up and running but is in the works to be completed.

Lynn Gauché gave an update on the streetlight. She talked with Sally Smith who was involved with the negotiations for the streetlight. She stated that the light is located right where it was negotiated to be. To have the light moved is extremely expensive. It is the height it was negotiated to be and the style is the same. The expense of the lighting is shared with the Fairway's association and Sally Smith agreed to accept a bill from us for back-payment. Janet Hanz reported that she spoke with Terry Duff Jefferson County's Public Works who informed her that PLA had not received proper permits to install the light and he would be contacting PLA. Lynn Gauché agreed to write a letter to Greg McCarry stating that TLVA was under the impression that the light was properly permitted when we agreed with Fairway to take over maintenance of the light after installation. The letter will also state that TLVA is not responsible for any costs associated with rectifying the permitting situation.

Lynn gave an update on the CC&R and Landscape Review committees. Both have been formed. Dave Bobanick, Bev Browne, Dan Klinenberg, John Forte, Bert Goldstein, Joy Olsen and Don Olsen are on the CC&R review committee. The landscape review committee is Bill Browne, Deanna Richards and Carol Tipton. Bill Browne is heading the LRC and Dave Bobanick is heading the CC&R review.

The CC&R Review Committee will meet within the next week. The committee asked the Board for recommendations of areas within the CC&Rs to address. The Board's recommendation was to first address areas having to do with Board responsibility and authority, the landscaping section in article 4 section 5 and the specific definitions of maintenance terms. Lynn made it clear that the Board would not participate on either committee however would be glad to provide clarifications as needed. The Board is looking to the committees for recommendations

The Landscape Committee provided a report to the Board. Bill Browne stated that the committee had reviewed both vendor contracts and he gave a read out with recommendations for the future. Copies are available within the minutes of the meeting. The report was turned over to Jim Richards and a recommendation was made to include appropriate feedback from this committee within the context of the Quality Assurance Process and future landscape committee/contractual planning.

Lynn addressed the letters from Jerry and Carol Saber regarding the Annual

Meeting Ballot Complaint regarding the budget and fees vote. They felt that the issue of the budget and the increase of dues should have been presented separately on the ballot with the first vote being for a fee increase and then the budget approval. Carol stated that the ballot was confusing and should have been done differently. She stated that the vote was in violation of the CC&Rs. She stated that her concern was not for her but for the whole association to protect the CC&RS. Lynn read the material that was sent to all homeowners prior to the election. That material clearly showed that there would be an increase in the dues to support the budget as presented for the fiscal year 2002-2003. Jack Piper made a motion to hire an attorney who is licensed in the State of Washington and familiar with Homeowner Association Law and CC&RS and that the Board should abide by the attorneys opinion in this matter. The purpose would be to review the CC&Rs and the Annual Meeting Package with both ballots to ascertain if they were in violation of the CC&Rs. The motion was seconded and there was a discussion as to a further discussion by the homeowners. The vote was called for and was approved unanimously.

New Business.

The confirmation of Fran Wickeham as a new Board member was postponed since he was not present at the meeting.

There was an update on the TLV record keeping. Lynn Gauché stated that TLV is the only association that keeps their records at the Bay Club or in a public place. The Bay Club has informed TLV that they are running out of space and we must find somewhere else to store the records. Since the Board and Community want to keep the records easily accessible to residents, it was suggested that the old records be taken out and stored elsewhere-leaving current records available at the Bay Club. It was stated that the records must be kept forever and Lynn stated that she would try to find a place to put them.

The complaints from Dick Moser were tabled, as Mr. Moser was not there. Lynn briefly went over his complaints and gave an overview of the Board answers. Lynn also stated that no one Board member would answer complaints without involving the other Board members to insure a majority opinion. Mariko Hunt's complaint regarding executive session meetings of the Board was clarified. In fact, the meetings referred to as "executive" in the Teal Squeal were budget preparation work sessions to get ready for the annual meeting. The by-laws and CC&Rs clearly state that the Board can conduct special work sessions/meetings with a three-day notice to the other Board members only. Lynn also stated that the Board did not want to have secret meetings but there are times that the Board members need to gather and share information to be prepared for upcoming Board meetings. In the future in order to be more inclusive, the Board will conduct work sessions, whenever possible, just prior to the Board meeting and on the same day. The sessions will also be posted on the Web Page when it is up and running. The work sessions will be held at the Bay Club so that anyone wanting to attend may do so.

There was a concern that there was not a quorum present at the Annual Meeting. Lynn explained that with the homeowners present to vote along with the proxy ballots received prior to the meeting, there was, in fact, a quorum voting on the issues presented.

The annual audit was brought up again. Bob Duncan explained that at the annual meeting there was a general agreement that we should do an internal audit this year. Bob has gathered the information that supports the financial processes and providing the data for transactions last year showing there were no improprieties. He also explained that he has reported as required by State Law. At the annual meeting it was overwhelmingly approved that an outside audit should be waived. Bert Goldstein stated that there were sufficient homeowners to pass the waiver. It was suggested that a committee be appointed to review the finances. The Board called for volunteers to do an audit or to hire an outside entity to do the audit. It was recommended that Roger Buck be contacted to head up such a committee.

The floor was opened to the homeowners.

Jerry Saber restated his and Carol's opinion that hiring an outside attorney was not necessary and that Carol's advice to hold another vote should be taken.

Patricia Bolquerin questioned why the Board did not go along with Ms. Saber's advice.

There was a lively discussion at this point by a few in attendance regarding the Board decision to contact an attorney specializing in Homeowner's Associations and that the Board could always get "a hired gun (attorney)" to support its view of the balloting process. The Board stated that they would be using the same attorney that South Bay and Bay View uses, someone familiar with the background of our community and with in-state experience in laws governing HOAs. It was noted that Carol's experience was in another state and with entirely different specializations. The Board also stated that the costs would be minimal and that if that proved not to be the case another approach would be taken.

Since Fran Wickeham came in during the meeting, Lynn reminded the Board that we had been looking for a Board member from Crestview to broaden our representation. She asked Fran to introduce himself and speak briefly about his experience. Fran shared his background with the Board and resident's in attendance. A motion was made to confirm Fran as a Board member at large; it was seconded and approved.

The meeting was adjourned.