

Teal Lake Village Homeowners Association

Board of Directors Meeting

September 25, 2002 [Return to Meetings](#)

The meeting was called to order at 3:30 PM at the Bay Club by President Lynn Gauché. Members present were: Lynn Gauché, Tim Perry, Earl Yim, Jim Richards, Jack Piper and Fran Wickeham.

Homeowners present were: Jack Naye, Dick Padilla, Dan Darrow, Esther Darrow, Bert Goldstein, Marg Haverstick and Patricia Bolquerin.

The minutes of the August 28th meeting were presented and approved by the Board as written.

A discussion took place regarding the watering of the entrance. Jim Richards stated that the area has been getting over watered and the problem is now solved as he has adjusted the regulator to cut back on the watering. There may be someone else in the village that has a key to that regulator box and hopefully they have not been changing the settings.

There was a discussion regarding the watering of Sea Breeze Park and the fact that it has been a consideration to stop watering there and let it grow up. Jim was informed that the previous Landscape Committee had recommended this action but had not had an opportunity to inform the Board. Jim was asked to reconfirm this and make a final recommendation to the Board.

Lynn Gauché presented Bob's recommendation for an annual audit and review plan for the association. He included a purpose and process for that review in his packet to the Board. TLV resident, Ernie Oxton, had volunteered to conduct the review once the process and plan was in place. Lynn went over that proposal and process for the Board and homeowners present. She stated that anyone wishing to review the plan can view it in the meeting materials held at the Bay Club. She also explained Bob's current internal control procedures that are in place. It was moved that the Board approve the financial records review process as submitted by Bob Duncan. The motion was seconded and unanimously approved. Lynn will provide Bob with the results and he will contact Ernie Oxton to get the review started.

Two concerns were raised at this point. The first concern questioned any requirement from Jefferson County as to adequate capacity planning for water

retention. Before we agree with the proposed contract for maintenance we should know if the work will meet Jefferson County requirements. The second concern was a question regarding the money that Bay View received from ORM for the maintenance of the pond. Does any of the money still exist and if so shouldn't it defray some of our costs. Earl said that he would check on both issues. He recommended a budget change to cover the increased maintenance costs. Lynn Gauché stated that a budget change was not necessary and would require approval by the homeowners. Rather the correct process was to cover the expenses with reserves and show and over budget status against the Holding Pond Maintenance line item. The Board agreed. Earl agreed to reserve payment until he checked on the two concerns and reports the answers to the Board.

Earl also reported that some homeowners have planted trees that may obstruct views in the future. There are also trees that are growing up in the common areas that will do the same if not removed. He will be forming a sub-committee to look at the common areas and homes to assure that these trees are either removed or maintained by the homeowner. He stated that unauthorized trees planted by a homeowner, which must subsequently be removed, will be the responsibility of the homeowner. After the review he will make a report to the Board. Tim Perry stated a concern that if the annual trimming of the common areas only covers brush and new alders that will allow evergreens to continue to grow and that they will begin to block views. He felt that those new trees in the common area should be cut also. No action was taken on this last issue and we will need to discuss this further.

Jim reported that the sign at the entrance is splitting and needs repair. He will be looking for volunteers who do woodworking to assist in the repair or replacement of the entrance sign. There will be a notice placed in the Teal Squeal.

New Business:

The report from the CC&R Review Committee from Bert Goldstein was reviewed along with their recommendations. He stated that four members of the committee had met once and three met twice. Bert stated that the committee did not feel they had the legal expertise to make specific changes to the CC&Rs and were presenting general guidelines for consideration by the Board. Their complete report is attached to the meeting minutes for homeowner review. The committee made several recommendations to the Board, including the following:

- ü Homeowners should be allowed input on major issues such as landscape contract changes that will result in a significant change of services or substantial fee increases prior to a Board vote.

- ü The Board should hold special meetings to clearly communicate such issues and receive resident input prior to a Board vote.

- ü To change the fiscal year to correspond with the calendar year and thus, to coincide with the letting of contracts.
- ü The Board should review the CC&R's relative to multi-year contracts and determine if the Board can actually agree to multiyear contracts without a vote of the homeowners.
- ü If attorneys are being consulted by the Board for any reason they should be asked to provide a written opinion for the association.
- ü The Board should consider writing a set of rules, [*commonly called house rules* ed.note], for maintaining external aspects of our environment. (Lynn asked Bert if the committee would review current rules in the CC&Rs and present the Board with an initial list. Bert agreed to ask the committee)
- ü The should Board should review the use of Roberts Rules of Order for appropriate modifications to insure more inclusive meetings. In particular, changes that would establish time for resident input during all Board meetings and prior to Board votes. The time frame could be set and discussion stopped to allow the Board to vote.

Bert closed by stating that the report was not a consensus of the committee but rather input for consideration by the Board and the community.

A discussion took place regarding representation on the Board. It was suggested by Earl Yim that each block should select/vote for their own Board representative. Then for all issues requiring Board action, each representative would go back their block residents to gain their consensus on the issue so the member would then vote their block's opinion. Some input indicated that this might slow down decisions and processes and that it is so difficult to get people involved, some blocks might not be represented.

Lynn Gauché clarified the types of meetings as outlined in the CC&Rs as well as the By-Laws. She explained that there are two types. First, there are Homeowner Association Member meetings, which are the annual meeting, and other special meetings that require special notification to the homeowners. Second, there are Board meetings which include regular monthly meetings for which the homeowners are notified 14 days in advance, currently posted in the Squeal, announced at the annual meeting and listed in the Voice. There are also special Board meetings that require only a 3-day notification to the Board members only. The RCW clearly states that ALL Board meetings must be open to the public. To comply with these rules all Board meetings will be open to all and held at the Bay Club. Any work sessions or special meetings will be held one hour before the regular Board meeting at the same location. Tim Perry explained that at special meetings of the Board or work sessions no votes can or will be taken and they are only for the purpose of research and discussion to prepare or educate the Board on issues that need to be addressed.

Meeting Dates and Times:

Due to complaints of noise during the regular meeting dates Lynn recommended, after researching the dates and times available with the Bay Club, that the meeting dates and times for the regular Board meetings be changed. The Board reached a consensus that the meetings will be changed to the fourth Monday of the month at 3:30 with any special meeting or work session starting at 2:30 prior to the regular meeting. Both are open to the homeowners.

Safety Committee:

Dick Padilla recommended that the Board get involved in the “Neighborhood Watch” program. He explained that the Board could sponsor it and that the Jefferson County Sheriffs office would put on a workshop once a year for the homeowners in Teal Lake explaining how they can get involved. He stated that it makes common sense to be looking out for your neighbors or strangers or suspicious activity in the community and to report those. The safety committee now has packets on how it works that will be distributed to the homeowners but they can’t take on the ongoing management and training of the community. A motion will be drafted for the next Board meeting to commit support for this endeavor and the information on training schedules will be put in the Teal Squeal.

Cable TV:

Tim Perry expressed a concern that with the battle between Millennium and Channel 7 that we may lose the CBS feed. He stated that although it may not come to pass we should be prepared to review our contract for basic cable from Millennium to see if they will be in violation of that contract if they do not provide all of the local channels.

There being no further business before the Board the meeting was adjourned at 4:55.