

Teal Lake Village Homeowners Association

Board of Directors Meeting

January 27, 2003 [Return to Meetings](#)

The meeting was opened at 3:30 PM by President Gauche. Board members present were: Tim Perry, Earl Yim, Bob Duncan, Fran Wickeham and Jim Richards. Homeowners present were: Bev Browne, Jack and Judy Potter, Dick Moser, Carol Katuzny, Marg Haverstick, Millie Kyle, Bert Goldstein, Deanna Richards, Bill Taylor, Marti Duncan, Clark and Lois Ruggles, Mary Clear and Dick Padilla.

President Gauche reviewed the agenda and there were two items added one being an outhouse for the landscaping crew and second being dues penalty for delinquent payments. Terrorist Insurance and Public Safety concerns were also added. She explained that the Town Hall Meeting Preparation section under New Business had already been taken care of in the work session prior to the meeting. She clarified that this was simply an assigning of tasks to the Board members in preparation for the Town Hall Meeting.

The minutes were reviewed and one correction was made under the Village Council Report where Village Council was changed to SBCA Board in the body of the report. A motion was made to accept the minutes as corrected, there was a second and it passed.

President Gauche called for the Standard Committee Reports.

Financial Report:

Bob Duncan explained that his report was based on the first two pages of his packet. He stated that the first two pages reflected two months of reporting as we did not have a meeting in December. He stated that at the last board meeting it was decided that he need not do the three report process but he explained that because checks and deposits come in on the day after the bank statement they do not get posted on the statement so he must do two reports to show the additional items. Bob went on to say that the first sheet reflects that everything in on track and we have a balance of \$47,636.79. The second page is an interim report for December and it goes through the 30th of the month. He stated that again items came in after the statement and he added them to the bottom of the report. After adding in the new receivables through the end of the month our net worth is \$34, 748.90.

In response to a question Bob said that the reason that the net worth was lower is because the amount of income in the third month of the quarter is minimal, but the expenses are the same. (See financial packet attached to these minutes)

Landscape Report:

Jim Richards gave the Landscaping report. He stated that All Care was almost done with the trimming of the common areas. They started at the top and worked their way down the hill. They should be done by the end of this week. He said that wildflower has backed out of their contract without giving any reason. He has tried to call them but they have, so far, refused to call him back. He further said that there has been some dissatisfaction with the work of wildflower. All Care has continued to mow due to the warm weather. This mowing is outside of the contract and they have been doing it just to keep our grounds looking good. In answer to a question from President Gauche Jim stated that he would be going back to other vendors who have bid the weeding project in the past and see if they are interested in picking up the contract to do the weeding. He will also be going to other contractors and offering the bid to All Care.

ARC Report:

Earl Yim gave the ARC report. He said that there have not been many requests for permits during this time period. He stated that the question of the trees growing up in other villages and blocking our views was addressed by the SBCA. The SBCA has again rejected the cutting of those trees even though they are blocking previous views. The SBCA ARC is not in favor of any cutting of trees even though there is CC&R language that protects existing views. Earl explained that this could become an area wide problem for other villages also and that the SBCA ARC cannot ignore it as it will not go away. He said that Washington State Forestry has a list of trees that will hold the soil and will not grow so tall as to block views. He suggested to them that there should be a committee to investigate the problem. Since the request has gone on appeal through the South Bay ARC and has been turned down it can now be taken to the SBCA Board. We will be bringing our problem to them. Bob Duncan asked if we planned to expand the type of trees we can plant that are not included in the CC&Rs.

There is an application for trees on the upside of Out Look. He stated that there does not appear to be any blockage of views from the planting of these trees. They also want to plant trees up Crestview as well. Woodridge agreed that there would not be any blockage either but wanted to know where the trees would be set. It appears that the trees would be planted in County property and that he has been told that the county would not allow it. Because of the number of different areas of control it is a problem. There was a discussion as to where the County property started and left off. Earl stated that he looked at the map and the property where the trees would go is County property. It was stated that the idea was to screen the utility box and if so that

would be county property and they could make us take it out. A homeowner asked who and the responsibility of taking down the trees that block views. Earl answered by saying that there is language in the CC&Rs that makes the person whose view is blocked responsible for the cost. President Gauche added that the trees that are topped will not die. The power company goes down the road and tops trees all the time and those trees do not die. President Gauche stated that the Board cannot approve a permit unless it first checks to assure that the result of the permit is legal.

Earl reviewed the results of the View Task Force. He said that the task of the group was to: 1. Define what a view is, 2. Identify trees with future view obstruction, 3. Recommend a maintenance solution and 4. Recommend who should be responsible for maintaining the view. (See attached report for Committee members and the view definition.) He said that there were three areas of concern. The first was two trees on Clear View Lane, second, one tree on Crest View and third, three trees on Sea Vista Terrace. The responsibility for removing those trees will be in accordance with the CC&R language. Some of the problems have already been taken care of and the others are under consideration.

Communications Report:

Due to the absence of Jack Piper there was no Communications Report.

Village Liaison Report:

Fran Wickeham gave the Port Ludlow Village Liaison Report. He stated that we seem to be getting good coverage from the local media. The Village Council and the SBCA are looking at the future needs of our community after PLA builds out and leave us. They are concerned about security issues in Port Ludlow and they had a presentation by the Sheriff's department that was quite good. He feels that we should do the same thing at our Town Hall Meeting. It was stated by the Sheriff's office that most people are traveling at the posted speed limits in the area. The future developmental issues are incorporation, parks and recreation, sewer and Drainage that that they need to be addressed before PLA leaves. There was discussion regarding the expansion of the Bay Club and architectural and design studies are ongoing. There is concern by a homeowner that we and members of the club be included in the discussion as to where the money is spent. To that end he presented the homeowners resolution. After its reading there was a discussion and some of the verbiage was changed so that the final document read:

The TLVA Board (representing 96 residences) recognizes the need to consider and plan for major expansion of the Bay Club due to expected growth of members of South Bay in the next few years. It is proposed that:

1. Members of South Bay and/or representatives of All South Bay Village boards shall be part of the planning and decision process in regards to

expansion.

2. SBCA Board shall pass a resolution that any physical expansion or alteration of the Bay Club that exceeds a cost of \$25,000 for capital improvements be required to have the approval of a majority of dues-paying South Bay Members.

Fran made that resolution in the form of a motion and it was seconded. A discussion took place regarding the requirements placed on SBCA. Bill Taylor, a member of the SBCA Board stressed that the discussion took place regarding future needs of the club. The maintenance fund can be spent as needed and that before any future capital expenses would be brought to the homeowners in South Bay at a Town Hall type meeting for their approval. Bob Duncan stated that this resolution was not a demand on the SBCA but rather a show of concern for future capital expenditures in a position statement. That it is not the intent of forcing the SBCA to change their CC&Rs. The motion was amended to reflect the proposal above and Fran stated he approved of the amendment. Further discussion took place regarding what the SBCA has done at the club. The vote was called for and the motion was passed as amended. Fran said that at the last SBCA Board meeting a new steering committee was recommended to look at a new RV and storage area in the Port Ludlow area.

Old Business:

Under old business President Gauche stated that the homeowner who had concerns regarding the vote had not received a complete package of the material that was sent out to the homeowners. Lynn stated that she gave them a complete packet for their review. There is another home owner who is delinquent but the board is dealing with that.

New Business:

New business started with cost containment in the village. At the last meeting it was brought to the attention of the Board by Bob Duncan that at the present rate, in the next couple of years we would be in the red as far as expenses unless we have a large dues increase to maintain the present level of services. A committee was formed of Lynn Gauche, Bob Duncan and Jim Richards who met with the landscaping contractor. They had several meetings with him that led to a reduction in costs. The owner of All Care stated that he is willing to forgo the cost increases over the next two years of the contract. Bob suggested that we accept the generous offer by All Care. What has driven the discussions is the fact that we are going broke as the costs increase. We want to look at the services we provide in the community as to what the homeowners want. Bob Duncan stated that as of the end of this year we will go to a Calendar year rather than a fiscal year. Bob produced a financial sheet that showed where we were in November showing that we would end up \$7500.00 in the hole. Sheet two showed that after the contract changes we would end up \$41,393 to the good. Looking to the future sheets 3 and 4, Sheet three showed that with

inflation through 2006 we would end up 74K in the hole. Sheet four, with the new contract with All Care, using a 3% inflation rate through each year until the end of 2006 it reflected that we would end up with 56K, understanding that if we continue weed control that amount would be less. There was discussion regarding offering the weeding contract to All Care. Bob Duncan emphasized that this budget reflects current services and hinges on what services are wanted by the homeowners when they fill out the questionnaire that will be developed. There was a question regarding a \$7,000.00 increase in income from 03 and 04 from an homeowner and Bob explained that we did not have all of the 97 homes paying over that period of time. The homes paying have increased slowly over the past two years and that is reflected in the increase.

A homeowner stated that the board prior had considered cutting out cable TV because some homeowners are gone during the winter and some have dishes. He hoped that would be one of the questions on the survey. He also stated that he had heard that the holding pond had toxic items in it and we do not have enough money budgeted. He stated that there was an analysis done that showed the toxics. Earl stated that he had not heard that but will check on it.

Bob Duncan went onto a financial sheet titled "How Do We Get from - \$74,955 to + \$56,014". That sheet detailed the cost savings from the All Care contract, the reduction in weeding and using 5% increases for the following two years. With all the figures shown we will have a balance of \$131,940.00. Tim Perry moved that the Board accept the revised Landscaping contract as negotiated. It was seconded and after a short discussion it was passed.

The portable toilet was discussed and it was determined that the landscapers should provide their own.

The problem of delinquent payment of dues was discussed. The CC&Rs allow the Board to assess a financial penalty. It was stated that the past board had passed a motion to penalize delinquent homeowners. Fran suggested that we look at the minutes and see what they passed. He volunteered to look at the past minutes and will check on what other villages are doing. Tim Perry agreed to assist him in that endeavor. A homeowner thought that it seemed awfully harsh especially where there may be extenuating circumstances. Tim Perry stated that if there are those instances where extenuating circumstances exist they can appeal to the board.

Terrorism insurance was brought up and Bob Duncan stated that due to action by the President of the United States we are covered for terrorism.

The real-estate sign and the flag poles were brought up again and it was agreed that if the real-estate company agrees they should come down. A homeowner stated that one pole should remain and that we should fly and American flag from it.

There being no further business the meeting was adjourned at 4:59 PM.