

Teal Lake Village Homeowners Association

March 7, 2003 [Return to Meetings](#)

This meeting was called to order by President Lynn Gauche at 3:30 PM. Lynn explained that this meeting was rescheduled from February due to prior commitments of Board Members. Board members present were Lynn Gauche, Earl Yim, Fran Wickeham, Bob Duncan, Jim Richards, Jack Piper and Tim Perry. Homeowners present were Dick Padilla, Dan Clinkenbeard, Marg Haverstick, Bert Goldstein, Tom Albus and Bev Browne.

Lynn explained that we were altering the agenda to facilitate a guest speaker who would address a question of planting along a strip of property along the south side of Outlook and around the corner onto Crestview. Mark from PLA is the plat expert for PLA and was present to explain who owns the property along the south side of Outlook and the east side of Crestview. Mark explained the Plat process and how the property is laid out for homeowners, County right-of-way as well as the utilities right-of-way. He went on to explain that there may be landscaping in the county right of way that was put there by the original builder. Ultimately he said that because the property in question is in the county right-of-way that if we wanted to plant in that area it would require our getting a permit from Jefferson County. He explained that if they did permit the planting they would have a hold harmless agreement signed so that they could dig up the landscaping to work on the utilities or make improvements in the right-of-way. There was a motion made to approve the planting of trees, by homeowners, along Outlook providing the homeowners obtained a permit from Jefferson County to do so. The motion was seconded and approved by a unanimous vote.

Lynn asked for a review of the minutes from the January 27th Board meeting. Tim Perry asked if there were any additions or corrections to the minutes. It was moved and seconded that the minutes be approved as written. There was a short discussion regarding some balance figures and the minutes were approved by unanimous vote.

The Treasurers report was given by Bob Duncan reported that the Final Budget Execution through 12-31-02 balance was \$34, 348.75. The Interim Budget Execution through 1-30-03 showed a balance of \$56,494.64. He told the Board that we have again changed accountants and that the fee for that service had not change.

Jim Richards gave the Landscape report. He stated that Wildflower is no longer doing the weeding. He is now in the process of getting bids from other

landscape services to replace Wildflower and is checking the insurance and bonding of those companies who are responding to the call for bids. He said that All-care is up to date and the first mowing has been done. All of the landscape requests have been turned in so that the landscapers will know what needs to be done. He said that about 20% of the homeowners have opted out of weeding. The light was out at the entrance to the village as the bulb had burned out, it has been replaced. Jim has contacted PLA and has been assured that upon the sale of the last home in the village the two outside flagpoles will be taken down. Lynn Gauche has contacted PLA and the representatives of the realty company to see if that can be accomplished prior to the Town Hall Meeting. A question came up regarding notifying the homeowners regarding weeding their beds until a new landscaper can be found to do it. A notice will be placed into the Teal Squeal regarding this issue.

Earl Yim gave the ARC Report. There were just a few applications one or siding and the other for a landscape permit and he has handled them. Earl will be writing an article for the Teal Squeal regarding trees.

Jack Piper, in the Communications Report, stated that the Village web site has died and he is attempting to try and get another site to use. He stated that he is updating the Village Roster and needs articles for the Teal Squeal by the 19th.

The Village Liaison Report was given by Fran Wickeham. He reported some highlights of the PLVC and SBVC. The future planning committee has recommended that Port Ludlow not attempt to incorporate at this time. The Village Market will be going again this year and will have new managers for it. The Port Ludlow Festival will again take place and there is new management for that also. It promises to be less commercial and less political. Recycling is looking at possible changes by Jefferson Count and there is a move to support Skookum to continue the maintenance of the recycling area at the Village. The golf course is looking at setting up rules for walkers as they are concerned about liability if a walker gets hit by a golf ball. They are looking at regulating the times that walkers can use the course. The trails committee is looking at placing signage in Port Ludlow marking the trails for walkers. The SBCA is concerned regarding the Villages having their own ARCs as there have been permits granted that were not done properly and trees were topped and cut down but not in accordance with the SBARC permits. The process for improving the Bay Club is moving quite slowly and there will future updates at its progress. Firewise Community Workshop is scheduled for April 5 and will be put on by both Port Ludlow and Sequim. They are looking for volunteers who are interested in attending the workshop to focus on the realities in preparedness, planning and successful implementation of fire awareness and safety for communities like ours. There were several comments on the tree problem and Fran stated that there will be some information forthcoming from the PLVC on this issue.

Old Business

Lynn Gauche suggested that we look at some dates for the next board meeting as well as the annual meeting. It was suggested that the board suspend the meeting for March due to the Town Hall Meeting. There was a motion to suspend the march meeting with the caveat that if there are pressing issues we could briefly meet after the Town Hall meeting. The motion was seconded and unanimously approved. The date for the Annual Meeting for the year was discussed. The discussion took place regarding the day it should be on. Most felt that a weekday would be better and after discussion the 22nd or 29th of October and it will be put before the homeowners to decide.

The subject of delinquent homeowners was discussed. The Board presented a rules and regulations handbook and three new rules that cover the problem of homeowners who are delinquent in paying their quarterly assessment. It was emphasized that this is just the first step in establishing easy to read and understand set of rules and regulation as dictated by the Constitution, CC&Rs and the By-Laws of Teal lake village. The handbook is self explanatory and the three rules cover the 1% assessment for dues not paid within the prescribed 30 days and the 25.00 fine imposed for due not paid in full by the end of the quarter. Tim Perry read the booklet and rules for the Board members and homeowners present. There was discussion regarding the rules and some confusion. It was determined that by switching the first and second rules that it would be much clearer. Lynn Gauche stated that previous boards had stated that they had approved similar rules, this Board could not find any evidence that having been done and decided to publish the rules at this time. Other rules will be added to this booklet as needed. Bob Duncan stated that most homeowners pay within the 30 day limit and a few pay in the second or third month. It was also noted that this rule would take effect as soon as it was approved by the board. There was a motion made to approve the publishing of the Rules and Regulations booklet and the three new rules as edited presented. The motion was seconded and approved unanimously. The notification for the homeowners will be placed into the monthly assessment bill and in the Teal Squeal.

The Board determined that a copy of these rules and a letter from the Board be sent to the delinquent homeowners notifying them of the new rules and that the Association will start charging the delinquent fees if they do not pay their full dues.

There was a discussion regarding Lot 74 which is an unbuildable lot in the Village. It is felt that the lot could be a civil liability to the Association. It was recommended to the board that they check with PLA and determine what area is common area that we would be responsible for. Earl Yim and Jack Piper agreed to look into our liability.

The Board looked at the agenda for the Town Hall meeting. President Gauche pointed out that she has placed time limits on each presentation. Tim Perry suggested that the time for the Jefferson County Sheriff's Office to put on the

Crime Prevention Program was too short. It was pointed out that the primary goal of the meeting is to allow input to the board from homeowners. Bob Duncan said that it would not take but ten minutes to present his material. The time for the presentations was adjusted and there was a consensus to the agenda. The strategy for presenting the survey packet to the homeowners so that they would understand that this survey was only the beginning of the process was discussed and that the board could not estimate the length of time to complete the process.

It was suggested that because time had run out on our use of the room that the Board should meet for an hour on Saturday to discuss the survey process.

The meeting was adjourned.