

Teal Lake Village Homeowners Association

Board of Directors Meeting

November 24, 2003 [Return to Meetings](#)

Work Session:

The work session commenced at 2:30 PM at the Bay Club. Board members present were; Lynn Gauché, Tim Perry, Bob Duncan, Doug Schiebel, Jim Richards, Jack Piper and Fran Wickeham.

Landscaping cost differences were discussed. It was stated by Lynn that there has been discussion with other villages regarding the possibility of sharing the costs of landscaping and thereby reducing the cost by volume purchasing.

Lynn stated that a homeowner had complained about the condition of Lot 74 which is owned by PLA. Jim Richards stated that he had talked with PLA who said that they would come out and mow it at least once a month. It was stated that we should not have our landscaper take care of this lot. Bob Duncan stated that he felt we should notify PLA that they are just like any other lot in this village and must keep up lot 74. We could then offer to bill them and have the work done by Allcare. In no way would be assuming responsibility for the lot. There was a concern that this would set a precedent and cause us problems in the future. A discussion concerning the resolution the lot 74 problem including should we take possession of it, no decisions were made.

Board Meeting:

President Lynn Gauché opened the regular board meeting at 3:30 PM., all of the Board members were present and homeowner Earl Yim was present also.

Lynn reviewed the agenda for the meeting and added several items.

Lynn stated that the **Annual meeting minutes** were not yet complete and that she would gather the paperwork that goes with them and then send them to Tim Perry to be filed into the Minutes book. It was moved and seconded that the approval of the Annual Meeting minutes be tabled until the next regular meeting.

The **Finance Report** was presented by Bob Duncan. He stated that he is presenting three reports to the board. They are; the Final for August, the Final for September and the Interim for October. He said the Association is running

a little behind for income due to the slowness of dues payments coming in. The expenses were a little heavier due to bills from October. He stated that while one owner who had previously refused to pay his quarterly dues was now paying them, he continued to pay late and as a result he was incurring monthly penalties. He was not paying these penalties, nor had he reimbursed the Association for the legal fees necessitated by his earlier refusal to pay his quarterly dues. He said that the Association received an extremely large water bill of \$1900.00. He challenged the bill and it was discovered that there had been an error and the bill was reduced. The budget execution reports indicate that we currently have assets in the amount of 58K. (See documentation attached)

Jim Richards gave the **Landscape Report**. He stated that the committee is in the final stages of putting the contract specs together and it should go out next month. He stated that we will have thirteen months to negotiate the new contract. He said that Bayview was receiving substantial cost savings on their landscaping from a company called Bestscape; he said that he will find out what the costs were. The landscapers will finish blowing out the irrigation lines this next week. They had to stop as they did not have access to the machine that accomplishes this task. Regarding the choices for landscaping, he stated that we need the language for a change to the CC&Rs to accommodate staggered billing according to the landscaping choices made by individual homeowners. Tim Perry stated that the language needed for the CC&R changes is done and he will e-mail them to Jim.

The **ARC Report** was given by Doug Schiebel. He stated that there had been one request for siding replacement that he had approved. (See Attached) There was a discussion regarding a large stand of trees behind the homes on Sea Vista Place. While no formal request has been submitted by any of the home owners yet, the question has been raised whether we would entertain a request to remove some of the lower branches of the trees for the sake of enhancing home owners' views of the bay. It was discussed and determined that this was not an item that must go to the SBCA ARC, but was able to be handled by the village ARC.

The **Communications Report** was given by Jack Piper. He stated that the Teal Squeal will be out in December as soon as he has all the information that he needs. He stated that there was a request for an article regarding the Visa Card promotion by the PLVC to raise funds. There was a discussion regarding the appropriateness of supporting that promotion. It was decided that we would not put that information into the Village Paper.

Fran Wickeham gave the **Village Liaison** report. He said that the Village Council is considering acquiring the two islands in the inner-harbor as well as the Ludlow creek area to include the falls. PLA has said that they are willing to give the village both areas if there is a comprehensive management plan in place. A question was raised as to how the Village Council would pay for the taxes on the two properties and Fran said that there has been discussion and

because the Village is non-profit these properties may be taken off of the tax roles. He reported that there are a number of issues being discussed regarding the water and sewer facility. The major issues seem to be whether a new PUD district should be run locally or if it should be run by the existing Jefferson County PUD.

Lynn addressed the Vote counts in the annual meeting. She stated that the two of the Board members were elected unanimously 45 - 0 and that there were two dissenting votes for the third candidate. The Quorum of homeowners present at the meeting voted to waive the outside Audit.

Old Business:

Lynn brought up the issue of the homeowners list and residence list and where those should be kept and how to update them. Bob Duncan said that the owners list has been kept by him and he has obtained that from the Accountant. The resident list has been kept by the Communications Chair. It was decided that the Treasurer should continue to maintain the owners list and Communications Chair should maintain the residents list. Bob said that he had all the addresses for the owners except for the Samples. Tim Perry said that he thought he could get their away address.

New Business:

Bob Duncan asked how it was that the list of **choices for landscaping** was reduced from four to three. Jim Richards stated that the Landscape Committee decided that it was not necessary to put in the fourth choice. Bob stated that the Committee could not override a vote of the Board of Directors. Jim stated that he was not aware that the Board of Directors had voted for four landscape choices. The Board went to the minutes of the last regular meeting in September and found where a motion was made for four choices it was seconded and passed by the board. It was determined that at the Town Hall meeting the fourth choice would be presented to see if there was interest in that choice.

Board membership was discussed. Lynn Gauché informed the board that she had sold her home and would be moving and would therefore be unable to remain on the board. That would mean that the board would now consist of only 4 members which is the minimum number of board members allowed. The new Board members elected at the Annual Meeting will need to get together and elect their President, Vice-President, Secretary and Treasurer. They will also have to decide who will be on the various committees. It was suggested that they actively recruit from their neighbors for new members as they can appoint new members as they see fit.

There was discussion on **tree health** in the village. Since several trees have blown down in the last storm should the association have an arborist come out and check to see if there are any more rotting trees? There is a concern of the

board that because the Associations resources are stretched thin the cost of doing this would be prohibitive. The question of Association liability in the case of a tree blowing down onto someone's house was addressed. It was determined that the homeowners property insurance would cover that. It was asked if there would be liability on the part of the association if it knew a tree was rotted and might blow down onto a house. Bob Duncan said that he would check with the Association's insurance agent for the answers.

Landscape consolidation with other villages for purchasing power was discussed. It was agreed that a consolidation might be a solution for high Landscaping costs. Jim Richards said that he would be willing to attend a meeting of the other villages to discuss the possibilities. Doug Schiebel stated that it might be a good idea, but then again it also might be disadvantageous for us in the long run, as it could shrink the number of potential venders available to bid for our business.

From the Floor:

Earl Yim suggested that in the future each block in the village be responsible for appointing a representative to be on the Board of Directors. This would allow for a full Board and equal representation throughout the village. The Board thought that would be a good idea and it was brought up that there would have to be a change to the CC&Rs. Tim Perry stated that he would be willing to put together the language in an initiative, for Board review, that would facilitate that process.

There was consensus of the Board to cancel the December Meeting because of the holidays.

There being no further business before the Board the meeting was adjourned at 4:45 PM.