

Teal Lake Village Homeowners Association

Board of Directors Meeting

January 26, 2004 [Return to Meetings](#)

Regular Board Meeting:

Bob Duncan opened the regular board meeting at 3:30 PM., all of the Board members (Bob Duncan, Jack Piper, Jim Richards, and Doug Schiebel) were present and homeowners Tim Perry and Richard Rudy were present also.

Bob reviewed the agenda for the meeting and asked if there were any changes. There were none.

Bob called for the review of the **minutes of the last meeting** of 11/24/2003. A motion was called for and Jim Richards made a motion that the minutes be approved and Jack Piper seconded. There was no discussion and the motion passed.

Bob asked Tim if he was going on follow up on the minutes from the annual meeting. Tim said that at the last meeting Lynn said she had the minutes down and would get the associated paper work that go along with the minutes to Tim. Tim and Lynn missed each other due to each being out of town and Tim did not receive the information. Tim said he will follow up with Lynn on obtaining a summary of the minutes for the annual meeting. There was a mention of the annual meeting write up by Bev Browne and that these would be expanded upon by the official minutes from Lynn.

Bob Duncan made the **Financial Report**. Bob stated that the final report up to 11/30/03 showed that our total net worth was \$54,532.00. The interim budget through 12/30/03 shows we are \$3,319.00 under budget (to the good). He will have the final 2003 budget figures ready for the next meeting. The 6 month interim budget will then be ready to go to the CPA for audit and a report.

Jim Richards gave the **Landscape Report**. Jim said we have a report from Washington State University on the status of our lawns red thread issue. The information on how to deal with the problem has been faxed to Allcare. Jim will follow up in the spring to make sure the thatching and fertilizing are done appropriately as these are really the two issues that can be done to address the problem. There is not much we do about the drainage or the soil composition but individual homeowners may want to address these issues on their own.

Jim reported we have a second weeding bid, as well as Allcare, and he will be polling his subcommittee to get their recommendations to bring to the board at the February meeting so we act on it in February and execute it in March. It looks like Allcare is about \$200.00 a month below the Bestcare bid. This is for weeding for 2004 only. The entire contract is moving forward on the final review for the RFP. He plans on distributing the RFP to selected vendors in May. He thinks we do not want to advertise. The committee and homeowners can come up with an exhausted vendors list and he thinks we do not need to advertise. Tim Perry is going to be working on the language change for the CC&R's to allow for the various levels of billing and has said he will have it to Jim by the end of next week as well as a boiler plate for a proposal to go before the homeowners for them to express their thoughts on the modifications of the CC&R's to accommodate several levels of service. Bob asked if it was going to include the length of the contract. Jim said the way the RFP is written, it is open ended, and this is historical that we have left the bidding open ended for the bidders to bid on one, two, or three year agreements. We have some history within the village of people objecting strenuously to tying us to a vendor for more than a year or two. Three year or five year labor agreements are generally what are sought in industry just to keep you out of negotiating constantly which you don't want to do. Jim's proposal is to send the agreement out with a clear understanding that we are at least most seriously interested in a three year agreement.

Bob raised the question of should the Board take a position in favor of an extended contract and have Tim prepare something to modify the CC&R's to clarify it and then submit it to the homeowners? Jim thought there might be multiple issues. Shall we and if so for how long? Bob stated that the last contract ran on a three year period and the language of the CC&R's is not very clear. Tim brought up the fact that we had taken this issue to an attorney to look at it and determine if the Board was within its rights to hold a three year contract and the attorney said yes. The attorney reviewed the CC&R's and by-laws and determined the board was authorized by the CC&R's to go for a multiple year contract. Bob agreed but still thought something could be written to clarify it. Tim said he would look at it to see if he could simplify it. Bob said it should be clear in the package going to the homeowners that we are going for a three contract and want their support on this. Jim mentioned that Bay View and Inner Harbor are on one year agreements. Jim stated that a multi year contract may or may not be advantages. Jim wants to have the flexibility to be able to get the best deal and not be tied down to a particular time period. Tim said he would simplify the language and send it to Jim.

Doug Schiebel gave the **ARC Report**. Doug wanted to correct a misconception that our ARC could approve pruning of trees. This type of approval has to come from the Southbay ARC. Doug has two requests pending right now. One from a homeowner that states common area trees are interfering with their view. Actually it is a large fir tree that cannot be topped but may be thinned and the other is shrubs that may be on his property which

he could trim himself. The other homeowner also has two issues, one deals with three small trees that are growing to block his view of the harbor area and the other issue is the request to thin a large fir tree. The second issue was sent to Southbay ARC. The small trees could be replaced with a variety that are smaller at maturity but would have to be paid for by the homeowner and the replacement trees approved by ARC prior to any action being done. Doug will write up an agreement on what has to be done/approved to replace the three small trees. Bob asked if there were any policy clarification requested by ARC to make their job easier. Doug asked that it be clarified that trees are part of the view also. Tim brought up that in the January 27, 2003 board meeting it was established what a view is, what a tree is, and what the rules are for cutting down a tree. Bob asked Doug to look into those minutes and come back next month with a proposal to modify or append those definitions.

Jack Piper gave the **Communication Report**. Jack requested that input for the Teal Squeal be submitted by the end of the month. It was agreed that instead of a January issue we will have a first quarter issue to give time for all to submit articles. Jack stated that there was nothing new going on with the web site.

There was no **Village Liaison Report**.

Old Business:

Bob brought up candidates for board positions. We have a new volunteer present at this meeting. The new candidate is Richard Rudy. Bob asked if anyone had questions for Richard Rudy. Bob asked a motion was called for to appoint Richard Rudy to the board Doug made the motion and Jim seconded. The motion passed. Due to Richard Rudy's past experience on boards, it was motioned that he be appointed to the President position. The motion was seconded and passed. Bob said he would write the President article for the next Teal Squeal. It was also motioned, seconded, and passed, with one objection, that Jack Piper assumes the Secretary position. Bob asked if there were any other possible candidates.

New Business:

Bob addressed collection of outstanding dues by one homeowner that we had to initiate a collection action against who was not paying his late fee penalties and legal fees from the collection action. Lynn was going to follow up on it but Bob has contacted the lawyer to see if the legal fees were stated in the original letter to him. If so, we will go for the whole thing. Most people are paying in the first month with a few paying in the second month with him being the only one paying in the third month. The question Bob has is if some one owes \$5.00 or so, do we go to the lawyer and have him send them a letter or do we send them on from the board. Bob suggested a form letter that could be given to the accountant that could be sent out with their dues that they are delinquent on penalties. If the home owner ignores the letters then we would go to the

attorney.

With respect to the disposition of lot 74, Doug reported that it is going forward with direct discussions with Greg McCary. The discussion is about improving the landscaping.

On the tree health issue, Bob is preparing an article for the Teal Squeal that address what is covered in the event of a fallen tree.

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