

Teal Lake Village Homeowners Association

Board of Directors Meeting

February 23, 2004 [Return to Meetings](#)

Regular Board Meeting:

Richard Rudy opened the regular board meeting at 3:28 PM., the Board members (Richard Rudy, Bob Duncan, Jack Piper, and Jim Richards.) were present and homeowners Carol Katuzny, Esther Darrow, Clark Ruggles, Dave Wheeler, Bill Browne, Bev Browne, Thelma Keefe, Betty Kingston, Gene Taylor and Marti Duncan were present also.

Richard introduced the board members to the attending home owners.

The January minutes could not be approved because they were not complete.

Bob Duncan made the **Financial Report**. Bob stated that the TB 2003 final showed that our total net worth was \$42,704.69 at the end of last year. The TB 2003 actual vs. planned comparisons has a differences column down the side. Bob walked through the differences columns with an explanation on each one. The Interim Budget for January is tracking nicely and shows a total net worth \$61,450.00.

One question from a home owner was why the odd numbers. Answer was because of penalties being added in there. Another question had to do with the income being sent in and when the bookkeeper enters the data. Bob explained the reason this happens.

Jim Richards gave the **Landscape Report**. Jim reported that we are moving along with the process of bids for the contract for landscaping after this year is completed with end of the three year agreement with AllCare. AllCare will continue to provide our services for this year. The subcommittee that we developed for the negotiating process has made some contacts with other vendors in the area. It looks like we will have about eight additional bidders, perhaps seven, over and above AllCare. We have the contract revisions almost completed. That process should be completed in the next thirty days. Our thought is that we would like to have another extended agreement, by that, a three agreement. It makes life a lot simpler for the board by not having to negotiating back to back as you would have to do with one year agreements. The way the contract is set, it can be bid as a one, two, or three year bases. As we put the bid packages out we tell the bidders we prefer a three agreement

but they can bid on a one or two year contract. We plan on getting the bid packages out by the middle of May. Do the evaluation, check the references, make sure they have the proper insurance, and interviewing both by telephone and in person. We already have made some contact relative to some of these vendors on how they are doing. Jim converses with other landscape chairmen with the Port Ludlow area to find out how things are going with their vendors.

We are also in the process of rolling into that same package the weeding contract. Wildflower bailed out on a year ago and we gave that contract to AllCare. We probably will renew with AllCare for this year. They have already started on the process. We did receive one additional weeding bid from Best Care. The landscape committee is going to recommend to the board we stay with AllCare for this year.

In making some contacts with other landscape chairmen within Port Ludlow, there was an effort a couple years ago to try and get all the landscape chairmen together to determine where we could go with overall contracts and sharing information. There was only one other landscape chairman beside Jim that was willing to attend the meeting. The subject came up again a couple of months ago and the assignment to follow up on it went to Jim. Jim has a list of landscape chairmen and will be making contact with them in the next sixty days to see if there is any interest.

AllCare will be thatching all the lawns this spring. This is to follow the report from Washington University on red thread. They are on the plan to do what they can to minimize the impact of red thread. Red thread is rampant in the Northwest particular in the Puget Sound area. We will what we can to minimize the effect of it.

A question on how the bidding would be presented with the various levels of service. Jim explained how this was to presented to the bidders. We are asking the vendors, at the time of their proposal, to give it to us in two ways; in terms of duration and in terms of level of service. Jim explained the level of services. Jim explained why we can expect a cost increase each year. Another question concerned a penalty clause and Jim stated that there would never be a penalty clause in any Teal Lake contract that he had any part of.

A question asked if it was a done deal that it will be four levels or will it be the vote of the home owners. Jim stated there will be a proposal to the home owners in April that will ask for a change in the CC&Rs to allow for incremental billing under section 7.3. Jim stated that the landscape committee proposed three levels of service and the board changed that, by their vote, to four levels of service. If that is an issue, he did not know what the procedure is. Bob Duncan explained that there are two phases. One is that the home owners are going to have to vote to except multilevel of service and multilevel of payment. That would be step one. Later on, after it is costed out, then they would be selecting which level they themselves want. The concern was really about the forth level. A discussion on how the possible impact of neighbors not

cutting their lawns could affect the look of Teal Lake Village took place. Bob explained what each level consisted of. He stated that there would have to be sort of mechanism for enforcement that would be administered by the board as is the enforcement of dues payment. He stated that it would require guide lines that would become enforceable. This would have to be established for all the levels. Bob again answered the question that, yes, there has to be a change to the CC&Rs and it would be voted on before the bidding on the contract. Jack stated the CC&R change addressed the ability of having multiple levels only and not what the levels were. Bob explained that level four was not any services but only eliminated lawn mowing from level three. There are still the services that are in all four levels. There was a discussion on what type of quality of service is being done now and why some may opt for the lower services and not pay for what they are doing themselves.

Jack Piper gave the **Communication Report**. Jack reported that the web site we are on has been down for several weeks and we have no control on when it will be available. He suggested that we set up our own service provider for the TLV web site which should run around \$100.00 per year. A motion was presented and passed that he do that with a cost limit of \$100.00.

There was no **Village Liaison Report**.

Old Business: There was no old business discussion. Tim Perry was to present a report but he was unable to attend the meeting.

New Business: The date for the annual meeting was discussed with an agreement it would be in late October. Richard Rudi said he would make the arrangements with the Bay Club and report back on a final date.

A discussion for the date of the Town Hall meeting took place with an agreement it would be held on April 5th. This brought up the question of getting the package out to the voters with enough time for notification. It was agreed on that a special meeting would be held on March 1st. This would allow us to meet the 30 day requirement on sending the package out and notification.

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