

Teal Lake Village Homeowners Association

Board of Directors Meeting

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

Richard Rudy opened the regular board meeting at 3:30 PM.; all of the Board members were present.

Richard Rudy called for the review of the **minutes of the meeting** of 1/26/2004. A motion was called for that the minutes be approved seconded. There was no discussion and the motion passed.

Richard Rudy called for the review of the **minutes of the meeting** of 2/23/2004. A motion was called for that the minutes be approved seconded. There was no discussion and the motion passed.

Richard Rudy called for the review of the **minutes of the Town Hall meeting** of 4/5/2004. A motion was called for that the minutes be approved seconded. A correction was noted in the spelling of Schiebel. There was no other discussion and the motion passed.

Bob Duncan gave the **Financial Report**. Bob stated that the final report up to 2/29/04 showed that every thing was on track. The interim budget through 3/30/04 shows it is also on track. He stated that our true assets set around \$40,000.00 to \$42,000.00 with a load up in the first quarter and a drawn down in the next two months.

Jim Richards gave the **Landscape Report**. Jim reported that we had a new site manager with Allcare. Jim stated he has had discussion with Allcare about the use of the gang mower being used on home owner's lawns. Allcare has agreed to use nothing but 21 inch mowers on the front lawns and have been doing that for the last two weeks.

Jim stated that weeding is becoming more and more of a problem and he has talked to Allcare last week about it and Allcare has hired six additional people to do the weeding. Allcare has started some weeding, both by hand and by spray as of last week. The new people will start weeding starting tomorrow.

Jim said he would be calling around to get some bids on barking. The entry way sign has a split in the wood, not on the glue line, on the top right, and will have to be repaired. Jim stated that all the water sprinklers should be turned on this week. Everybody must replace the nine volt batteries in their sprinkler

controllers and he would include this information in his Teal Squeal article. It was mentioned that some controllers did not have the nine volt battery. During the check valve tests, there were five found to be bad and the home owners were notified.

A question was asked if the use of the 21 inch mowers for the front yard was going to be a requirement in the new contracts. There was a discussion by the board members on the problems caused by the gang mower and how restricting it uses could result in higher cost in the contract. The contract bid information is going out the 1st of May and it was agreed that the use of 21 inch mowers be part of the bid requirements. A motion was made that the new contracts include the requirement that only 21 inch mowers to be used for the front lawns. The motion was seconded. In discussion the wording was changed from only using 21 inch mowers to not using gang mowers on front lawns. There was no other discussion and the motion passed.

Doug Schiebel gave the **ARC Report**. Doug Schiebel stated that he had processed five applications. There was a discussion on approving siding. The main factor agreed upon was that the siding conforms in looks to what exist in the village. Doug discussed the need to have a sample of paint color when a home owner wants to repaint their home. Doug said we have had some problems with people using our limited common areas as a sort of dump for cuttings. There was one home owner cut down some of the alders in their back yard, without ARC approval, and failed to remove the debris. As they are out of town, one of the neighbors has agreed to take care of the clean up for them. Doug said he would follow up on this including sending them a letter about following the village rules on such things. There was another home owner that removed some trees, with ARC approval, but failed to clean up the debris. Doug said he would follow up that one also. Doug said he would include some information about not using the common areas for cutting dumping in his Teal Squeal article.

One of the applications was a request to plant some fruit trees in the front yard. Doug wanted to know if there was an existing list of acceptable plants. He would to some research into locating such a list as one exist for each home owner to sign off on when they bought their home. There was a discussion on putting trees in the front lawn area and how that would require the removal of a large part of the grass.

There was a question on what were we going to do about lot 74. Doug stated we had decided that we would have a motion on treating them as if there were a home owner and billing them. It was stated that we need a letter from the board to PLA, from the President, saying here is what we done with this lot. Bob Duncan said he would prepare cost information for Richard Rudy. PLA has already stated that Teal Lake Village is built out, so lot 74 is not a developer's lot waiting to be built on. There was a motion made that a letter be sent from Teal Lake Village board, Over the presidents signature, to PLA

stating that they will be billed the same as any other lot owner in Teal Lake Village. The motion was seconded and passed.

Dave Wheeler gave the **PLVC** report. Dave stated that he had taken minutes of their meeting and had sent copies to the secretary and president. He asked if the board wanted him to bring copies for all the board members. Dave reported that the Farmers Market was going away due to insurance costs. He mentioned putting an item on the next ballot of Teal Lake to have each homeowner contribute \$4.00 per year toward PLVC. He reported that Emergency Prepare wanted to put in a siren at the fire house to notify all in the event of a major disaster but due to the expense that will not happen. He also reported that PLC plans on being completely built out by 2010 at the latest and that ever thing in Port Ludlow is for sale with them not being here after 2010. Various information on PLVC relationships with Jefferson and Kitsap County was presented.

Bill Browne gave the **SBCA** report. Bill reported that the SBCA is putting out rfps for the architectural work that will double or triple the size of the exercise area.

Old Business:

There was no old business for discussion.

New Business:

Jack Piper reported that the Teal Squeal was due to be put out next month and he would like to have the articles for the next issue to him by the 15th of next month. Jack also asked if we wanted to put the PLVC notes on our web site. The consensus was that we would not put their minutes on our web site.

Bob Duncan said he would write a short article for the Teal Squeal that we will move ahead doing the change to the CC&R's. Phase one would be getting out all the garbage language dealing with the contractor. He said he would also write an article addressing our financial state and the fact that there is no cause for concern for a dues increase at this time. Bob said he thought we should look at a minimum reserve of \$15,000.00 to \$20,000.00. We presently have around \$40,000.00 as our base.

Richard Rudy asked about a current list of Teal Lake home owners. Jack reported that there were people who did not want their information published on the web site. Bob asked if we were going to put out a hard copy.

Jack asked about the follow up on a question that came up in the Town Hall meeting concerning renters that had four dogs and they were not cleaning up after them. Richard Rudy did not remember committing to follow up on this question.

There being no further business before the Board the meeting was adjourned at 4:55 PM.