

# Teal Lake Village

Teal Lake Village

Board of Directors Meeting Minutes

June 28, 2004

## **Regular Board Meeting:**

Richard Rudy (President) opened the regular board meeting. The Board members present are Jack Piper (Secretary), Jim Richards (Landscape), Bob Duncan (Treasurer), Doug Schiebel (ARC), David Wheeler (Liaison to Port Ludlow Village Council), and Bill Browne (Liaison to SBCS). The home owners present are Luanne Cooke (lot 73), Phylis and Tom Albus (lot 78), and Dave Bobanick (lot39).

Richard Rudy called for the approval of the **minutes of April 26<sup>th</sup> and May 24<sup>th</sup>**. There were two minor corrections on each of the minutes. The amended versions of the minutes were approved by the board.

Bob Duncan made the **Financial Report**. Bob stated that the final report up to 4/30/04 showed that our total net worth was \$54,712.00. The interim budget through 5/27/04 shows we are \$343.00 to the good. Bob described the signature procedures for Bank of America vs. the procedures for the Marine Bank. It was proposed that we move out account from Bank of America to the Marine Bank. The motion was made, seconded, and passed.

Jim Richards gave the **Landscape Report**. He reported that on May 3<sup>rd</sup> he had sent out bids to 8 vendors for the landscape contract for next year. He has 3 bids in hand and the 4<sup>th</sup> one is coming. Jim followed up on the vendors who had not replied and found that 2 had decided not to bid and 2 did not respond to his phone calls. The process to interview the bidders will begin in 4 to 6 weeks. There has been a sub committee selected for this process. The results and recommendation will be presented to the board at the September meeting and to be voted on at the October annual meeting.

Jim has informed Allcare that we would not be paying them for the month of May for the mowing of the common area as they did not do it properly and on a timely mater. Jim also informed Allcare that in his opinion that there service was abysmal in total. Mowing, trimming, common areas, and weeding was just not getting done.

Jim said that one more bid was coming for the barking of the common area. We presently have 3 bids for this job. The highest bid was around \$1600.00.

Jim stated that there was an issue about watering to Tom's area. Dick will generate a letter to PLA and then have a joint meeting on this and another issue.

A question came up about the cuttings being left in the common area. Jim explained what the wording is in the contract concerning this item. This was followed by a general discussion of the schedule and performance of Allcare.

Doug Schiebel gave the **ARC Report**. There were three projects approved. One was a request for a flag pole, one was a request to repaint the house, and the third was a request to replace an emergency generator. There was a 4<sup>th</sup> request that is under review that came from a group of home owners on Sea Vista Place that want to improve their view by liming some trees in their common area.

There are a couple of dead trees in the Village. One is to be removed by a home owner and the other is a replacement tree by the developer. It is proposed that PLA be approached to replace it with another tree or a bush. Jim said he would approach PLA on this.

Doug stated that there were a couple of unfinished items on architectural review that we talked about last time. This has to do with the dumping issue in two places. One on Crestview when the alder trees were cut and the debris left. Presently you cannot see it nor have access due to the heavy brush. It will be checked in the future and if becomes visible the home owner is willing to have it removed. The other place is behind the Summers where they had cut some trees, without ARC approval, and left debris that was visible from Teal Lake Road. After Doug talked to him, he cut and removed the visible section and left the rest as it was. The home owner would not accept responsibility for anything and gave Doug a hard time by telling him that he was obsessed and rather petty. We can let it go as the debris is not a visible eyesore any more but on the other hand the home owner should a real bad attitude about rather the association had any business telling him what he should do in the common area. We could hire some one to clean it up and bill the home owner but it would be up to the board to take that action. It will leave more fuel there for future potential fires if this type of thing is to continue. The same argument about fuel for fires was used as part of the reason the Sabers used to get the county to clear the counties right away area of trees and debris behind their property. Jim thought we should wait for the fall or later and see if it visible. Doug will send Summers a letter to this effect. Rudy will review the letter prior to it being sent.

Another item is the Greens plum trees. They wanted to plant these two trees in the front yard but that was turned down by ARC. They were supposed to submit a drawing for an alternative site which they did not do. They have planted the trees between the houses which seem to be OK. They may have felt that putting them where they have is OK and Doug wants to send them a letter of approval for the trees present location.

Bill Browne raised the question on liability for fires that may be fueled by debris left in the common areas. Bob said he did not think we were as we were covered by insurance. Doug said he would incorporate wording to the effect that if home owners do not abide in cleaning up debris they create, they take a risk of being on the hook in the event something happened.

David Wheeler made the point that if we don't take a stand when people don't abide by the rules that we all decided to abide by when we moved here. The more we forgive not abiding by the rules the more it is going to happen and we might as well forget trying to enforce anything.

Jack Piper gave the **Communications Report**. The Teal Squeal will be due out next month and he needs everybody's articles by the 15<sup>th</sup> of July. Jack asked if the Teal Lake Village address book was ready and no one has contacted Marge to know if it is ready or when it will be ready. Jack said he was working on getting the minutes being up to date and put on the web site.

Dave Wheeler gave the **PLVC Report**. As Dave was out of town when PLVC had their last meeting, there is no report. He has asked a copy of their minutes be sent to him by email but that has not happened yet.

Bill Browne gave the **SBCA Report**. Bill said things were going as usual. He was sure every one was aware that they had their annual meeting two weeks ago. The hot tub is closed while they are trying to locate a new pump and heater.

The question was asked if anything was being done about the cut trees on Teal Lake Road. Bill said that the debris was being cleaned up on at least one of the home owner's lot but the other home owner refuses to do anything. Bill believes that home owner is being told that if it is not cleaned up he will be charged for the clean up.

Doug mentioned that he went to the SBCA ARC meeting and learned that it is Woodridge common area on both sides of the road. It was PLA that originally topped the trees on the left side of the road as you go up. This was done before anyone else had jurisdiction of the area. The ARC gave permission to trim the upturning branches that had grown from the original topping. The actual cutting was done to lower the original tree heights by 2 to 3 more feet. They also did tree topping on the west side which had not previously been done. The ARC is looking into adding penalties to the CC&R's.

### **Old Business:**

The committee on financial reserves meet on June 15<sup>th</sup> and looked at the data on our balances on accounting sheets for the past 3 years.

The first change is that the word balance should be taken off our accounting sheets and the word reserve put in. This is their first motion, part A. Part B is

the size of the reserve. It is when the reserve drops below 10% of the annual budget; we should take action to increase dues. If the reserve exceeds the annual budget by 20% or 25% we should consider a one time dues reduction. David Wheeler gave an explanation on how the percentages would work. The question came up if this was an item for CC&R change. It was discussed and it is to be an addition to our Rules and Regulations.

The board voted on the concept of this change. The motion passed.

The board voted on using the 25% figures. The motion passed.

The board voted on the 10% figure. The motion passed.

The Rule and Regulation wording would be presented at the next meeting.

A proposal for a Teal Lake Golf day was made by Dave Bobanick. The board approved the concept and would include the flyer in the next Teal Squeal.

### **New Business:**

Dave Bobanick has talked to the county about responsibility for sidewalk repair. He found out the county has no policy on side walk repair but they do acknowledge the responsibility for the repair.

Bob Duncan stated that he has done a survey on secure mailboxes. For the hardware it would run around \$12,000.00. With installation it would be around \$15,000.00 total.

There being no further business before the Board the meeting was adjourned at 4:50 PM.