

TEAL LAKE VILLAGE
BOARD OF DIRECTORS MEETING
AUGUST 22, 2005

BOARD MEMBERS PRESENT: Dave Wheeler, Tom Kingston, Carol Katuzny, Dave Bobanick, and Doug Schiebel. Guests: Jim Richards, Luanna Cooke, and Bev Browne. Dick Rudy was out of town.

The meeting was called to order by Vice President, Dave Wheeler.

It was moved and seconded to approve the minutes of July 25, 2005. The motion unanimously carried.

Financial Report: Tom Kingston reported that through July 29, 2005, TLVA had collected \$33,765. in homeowner's dues and interest. This is under the amount budgeting by \$2,898.20. Expenses through July 29, were \$93,366.90. This was more than budgeted for expenses by \$3,885.04. The overall difference is \$6,783.24 over the budgeted amount. Fines for late payments are not being paid; one homeowner is two quarters behind on homeowner's dues and fines. Two other homeowners continue to owe small past due fines. Since the Board of Directors should be informed of homeowners who are this far in arrears, there is to be an

Executive Board meeting to discuss procedures for those homeowners. Tom will discuss this with Linda Cook and provide more information to the Board of Directors at the next meeting, including the procedures for collecting past due accounts.

ARC Report: Doug Schiebel reported there were eight ARC applications, with three being forwarded to SBCA. Applications include three house repaints, one deck stain, one replace windows, one replace garage door, one rebuild deck, one replace siding, and one rock border. All were approved. Work on the holding pond is to be completed at a cost of \$2,214.74. TLVA will owe 62%, of that amount which is \$1,373.14, and Bay View Village pays the balance. Brush clearance around the holding pond is to be done in September or October with joint responsibility with Bay View Village. The cattails must be dredged out of the pond in 2006, costing approximately \$3,000. TLVA's share will continue to be 62%. This was last done in 2001, even though it had been projected to be done every two years.

Landscape Report: Dave Bobanick reported Four Seasons is continuing routine maintenance, including shrub pruning and Alder removal. Because of the Hood Canal Bridge closure next week, the work schedule will be Thursday and Friday instead of Monday and Tuesday. Dave has received positive comments on the Common Area mowings as well as the lawns and lawn edging. Dave reported the sprinklers at Sea Breeze Park have been repaired and turned back on in time for the area to be fertilized. Jim Richards explained the previous Board voted to maintain Sea Breeze Park the same as the other Common Areas, and not water it the same as the entrance to TLV. Dave will have the sprinklers in Sea Breeze Park turned off.

Tom Albus organized a crew to rid their area of Tansy, which is a noxious weed that has moved into our area. Tom is questioning why the thistle in back of his home has never been cut. It is possible it is not part of the Common Area; a TLV map will show the Common Areas. Once a year there is a "haircut" which is cutting in the Common Area to a certain height to not impair a view.

PLVC: Dave Wheeler reported there is an appeal by a Port Ludlow homeowner and his attorney, against the preliminary plat approval of Olympic Terrace II.

* Jefferson County Department of Community Development has released its recommendation for approval of Trendwest's development. Details can be seen in the September issue of The Voice. Tom K. questioned if ARC approved the Trendwest structures. Approval is the jurisdiction of Jefferson County.

* A legal notice has been published to rezone the property at the corner of Oak Bay Road and Osprey Ridge Drive, from residential to commercial.

* Fire Chief Kier announced his resignation to accept a position in North Kitsap. He introduced the new Assistant Fire Chief Ed Wilkerson, who will be the interim Chief.

* The Trails Committee is forming a work party to meet every Wednesday. Trails in Olympic Terrace are roughed in, and will be marked at a later date.

* PLVC approved \$1,000. seed money to get the Funfest Festival started. Volunteers are needed to help with the Festival.

* Anyone interested in being a candidate for the PLVC Board should submit his or her name and resume.

* The Board approved the changes in the By-laws and were posted on the website, in the Bay Club and at the Port Ludlow post office.

SBCA: The new Board of Directors were installed and responsibilities assigned. Tom Stone, President; Jerry Conover, V.P.; Christine Whitehurst, Secretary/Treasurer; Larry Elton, Member at Large; Jack McKay, Member at Large; and Roy Craft, Member at Large.

Old Business: Nominating Committee Chair, Jim Richards, reported two homeowners are being considered for the next Board, Gary Moore of 15 Sea Breeze Lane, and Luanna Cooke of 216 Sea Way Place. The terms of the current Board Members that expire this year are: Dick Rudy, Doug Schiebel, and Bill Browne. Jim has asked the Board to help recruit nominees.

* Jim Richards reported the TLV Golf Tournament is September 12th. He has delivered flyers to all homeowners and will call all those who participated in last year's tournament. Dave Bobanick will put it on our website.

New Business: Bev Browne asked us to help get ideas from homeowners what they would like in The Teal Squeal. Dave Wheeler will do an article on weatherizing. We need to have articles to Bev before October 10th. She reported we need to find a new Block Captain for Crestview since Thelma Keefe has moved out of TLV.

Dave Wheeler suggested that a topic for discussion at the Annual Meeting should be to replace the existing mailboxes and purchase mailboxes that lock. The difficulty is finding boxes that are secure and that the postman does not have to open each box. It should have a slot above each box to deliver mail. The cost and desirability need to be investigated before presenting to the homeowners. A previous Board voted down a similar proposal. If our dues are reduced next year, this could possibly defray the cost of the secure mailboxes.

Our next scheduled Board meeting is September 26th. The agenda for this meeting will include next years projected budget and to finalize the slate of officers. The scheduled Annual Meeting for October 24th, does not allow time for notification to homeowners. Dave Bobanick moved to have the Annual Meeting November 14, 2005, at 3:00 p.m. It was seconded and unanimously approved.

Carol Katuzny suggested there needs to be a job description of each Board office, possibly following guidelines of the SBCA job descriptions. This will help inform new Board Members of their respective responsibilities.

Luanna Cooke expressed her concern with serving on the Board before serving on any of the TLV

committees. Board Members explained how the Board works and that many had not served on a committee prior to becoming a Board Member.

It was moved, seconded, and unanimously approved to adjourn the meeting.

Respectfully submitted,

Carol Katuzny, Secretary