

**TEAL LAKE VILLAGE ASSOCIATION BOARD OF DIRECTORS' MEETING  
BAY CLUB - JUNE 25, 2007**

The meeting was called to order at 3:30 pm by President, Marg Haverstick. All Board members were present. Guests present were: Bill Cooke, Bev Browne, Russ and Millie Reed, Ernie and Fran Oxtan, Frank Mitchell, and Phyllis and Tom Albus. It was moved and seconded to approve the minutes of the April 23, 2007 meeting. The motion passed.

**FINANCIAL REPORT:** Treasurer, Gary Moore reported that as of May 31, 2007, cash is \$64,949, of which \$33,637 is in our checking account and the balance in our Money Market/Savings. Year to date dues collected total \$85,604. Still owing is 5 quarters of dues plus late charges from Johnson-Saunders on Crestview. These residents avoided foreclosure for the second time by obtaining a personal loan. A lien has been placed against their property and, according to Clydene Lloyd, the property is to be sold. The residents will not discuss their delinquent payments with the Treasurer and have made no attempt to pay TLVA current. Apparently they will force TLVA to wait for payment until their house sells. These residents are also behind 5 quarters of dues to the Bay Club which has also liened their property. Five month total expenses are \$75,805 and \$229 under budget at the five month period. The resident at 142 Sea Vista Terrace has accumulated interest and late payment fees over the last five years. Gary Moore made a motion, which was seconded by Dave Mathieson, to send a letter requesting \$100. We would write off the rest. If he does not pay this amount by a designated time, the Board will take further action. The vote passed. As of July 1, 2007, our per house rate for basic cable service will increase from \$26.40 to an estimated \$27.92. This is an increase of \$886.14 for the last 6 months of 2007. This will make our total 2007 cable bill an estimated \$32,615 against a budgeted amount of \$34,000.

**LANDSCAPE REPORT:** The Oxtans at 94 Sea Vista Terrace requested that the dead limbs of a Spruce tree be removed because of a fire danger and a view issue. Richard will be contacted. The Mjoens at 197 Seaway Place have requested the removal of the dead rock roses on the common ground. The cost for this work will run between \$220 and \$250. The Mjoens also requested that a large Cedar, which is close to their home, be removed from the common area. The discussion was tabled pending an arborist's report. It was agreed that the new home at 204 Seaway Place (owned by PLA), would be accepted into the HOA effective July 25, 2007. A third quarter billing statement with dues computed from July 25<sup>th</sup> until the end of July and all of August and September, will be entered into our records and mailed to PLA by Linda Cook, our Bookkeeper. The regular dues statement should be mailed effective the 4<sup>th</sup> quarter and thereafter. A neighbor complained about poor yard maintenance at 53 Seaway Place. It was suggested that Dick, Richard, and the owner of the property, all get together only after a letter is written to the homeowner. There have been complaints concerning the appearance of the common areas. The contract states that they are to be mowed once a month. Richard says that he does not have enough workers to keep up with the common area mowing. It was suggested that the next time we re-negotiate the contract, that we add more cuttings. There is a large dead tree in the common area behind 306 Crestview. It is between Teal Lake Village and Woodridge. Dick will research this to find out who pays to have the tree removed. Bev Browne brought it to our attention that there are unsightly dead limbs on the right hand side of Crestview

going down the hill. Bill Cooke asked if our TLVA insurance covers the common areas if a tree should happen to fall and do damage. Gary will look into this. Sharon Zabloutney, at 113 Sea Vista Place, complained about trees in her view between lots 82 and 70. She also complained about a tree on lot 27 on Sea Breeze Lane. This tree is also blocking her view.

ARC REPORT: Tom Kingston reported that eight permits were issued since our last meeting on April 23, 2007.

5/03/07/ Permit ARC #07-053 Bob & Clydene Lloyd 123 Crestview Paint Home Exterior

5/04/07 Permit ARC #07-054 Roz Green 31 Sea Vista Pl Install flagpole light

5/17/07 Permit ARC #07-066 Don & Sue Carlson 222 Crestview Paint Home Exterior

5/22/07 Permit ARC #07-068 Dick & Susan Newcomer 47 Clearview Pl Plant Japanese Maple tree in front of home

5/22/07 Permit ARC #07-073 Garth & Mary Lindsey 75 Outlook Repaint home exterior

5/31/07 Permit ARC #07-079 Wallis W. Cole & Tamara Morse 125 Clearview Pl Paint Home Exterior

6/12/07 Permit ARC #07-085 William & Barbara Collins 154 Sea Vista Terrace Repaint Home Exterior

6/12/07 Permit ARC #07-086 Roger & Jennifer Buck 162 Sea Vista Terrace Repaint Home Exterior

SBCA President's/ARC Meeting Report: Bayview Village is dealing with tree issues. Last month it was suggested that we ask for a HOA letter from their Board, as a result of their president, Sydney Hatch, declaring a moratorium on tree cutting, trimming, etc. Bayview Village will soon be having their annual meeting, and Tom Kingston plans to meet with Linda Colasurdo concerning the tree problems that they are having. This sort of problem may apply to all villages on the south side, so we need to pay close attention to what is going on in all of the communities, and attend the SBCA meetings.

OLD BUSINESS: Frank Mitchell reported that a large majority of TLV homeowners, when surveyed, favor an investigation of SAT TV alternatives. Due to a time restraint, Frank gave us his very thorough report via a handout. It was decided to have a community meeting at The Bay Club sometime before our Annual Meeting in November.

It was suggested that the Board send an invitation to Millennium to join us.

NEW BUSINESS: An appeal for new board members will go out in a letter that Linda Cook will send with our next billing. If no one comes forward, we will have to contract out for someone to run the TLVA affairs, or go out of business.

Respectfully submitted,

Luanna Cooke, Secretary

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