

**TEAL LAKE VILLAGE ASSOCIATION
Board of Directors Meeting
May 17, 2010 ---BAY CLUB---3 PM**

As APPROVED at the July 19, 2010 Board of Director's Meeting

Call to Order: The meeting was called to order at 3:05 p.m. by President, Sharon Zabloutney.

The following Board members were in attendance. A quorum was determined.

Karol Cushenbery, Vice President
Fran Wickeham, Treasurer
Don Carlson – Landscape
Simeon Baldwin – ARC
Russ Michel – Secretary

The following TLV residents were in attendance: Don Summers, Janet Hanz, Bill Van Ry, Barbara Collins, Lee Kitchell, and Bob Forster.

Sharon thanked residents for attending and also thanked the Board members for their service while she was in Arizona for the winter.

Minutes - Russ Michel: TLV Board Meeting Minutes from March 15, 2010 were presented. M/S/C to accept as amended.

Treasurer's Report: Fran Wickeham

- 1) Income Statement and Balance Sheet ending April 30th were presented. Our cash balance is \$76,144.12
- 2) We are and will probably continue to run slightly over budget but are within the 5 percent threshold. The unanticipated tree removal and sidewalk cleaning are the major contributors. Fran recommends delaying any additional non-budgeted expenses.
- 3) One homeowner is delinquent in their dues. Fran has contacted them and payment will be made immediately. Noted that interest is accrued at 1 percent per month and \$25 late payment fee for dues not paid in the quarter in which they are due.

M/S/C to accept the Treasurer's Report.

Landscape Report – Don Carlson

- 1) TruGreen will no longer be using the orange weed spray.
- 2) TruGreen reports that water for irrigation systems has been turned on at the street and heads have been checked. Noted that this may not be the case. Individual homeowner notifications were not performed.
- 3) Backflow valves to be checked. Report needs to be turned in by June 15th.

- 4) Thatching and aerating will be done soon.
- 5) The contract stipulates hard edging to be done concurrent with mowing and vertical line edging every other mowing. Noted that this seems backwards and some consider this level of edging excessive.
- 6) Noted that any landscape requests need to be noted on the Landscape Request Form or via e-mail. The form can be scanned and e-mailed to Don.
- 7) Noted that any yard debris bags need to be less than 50 lbs and shall not contain dirt.
- 8) TruGreen is installing rain sensors for those homeowners that have requested. This is a individual homeowner expense.
- 9) If annual plantings are to be done at the entryway, this will have to be a volunteer effort due to this being a non-budgeted item.
- 10) Barbara Collins presented letter dated September 24, 2006 referencing responsibility of the landscape contractor to maintain the alders and paths in the common area behind Sea Vista Terrace down toward Paradise Bay Road. This has been ignored for quite some time and some of the alders are 30 feet tall now. In addition, lack of mowing for quite some time has allowed the brush to encroach closer. Karol to research past minutes for additional information and history.
- 11) M/S/C to authorize TruGreen to pressure wash all sidewalks, curbs, and concrete surrounding the entrance sign with a cost not to exceed \$3,500.

ARC Report - Simeon Baldwin

- 1) Six applications received since last meeting. Two required SBCA approval.
- 2) SBCA has approved removal if diseased hemlock tree behind John Fort's house. Two valid bids have been received. Both are licensed and bonded. M/S for Board to approve Yeoman Tree Service to perform the work for cost not to exceed \$500 excluding taxes. Passed with one abstention.
- 3) Request to limb-up common area trees between Seaway Place and Clear View Place for view preservation. Pictures are needed from the time of purchase and were not part of the application package. Tabled.
- 4) Noted that an independent landscape contract contractor for an individual homeowner did work in late April and left oil spots on the road and created ruts in the common area. Sharon will draft a rule for Board consideration stating that any homeowner who contracts work to be done that adversely affects the common area is responsible to return the common area to it prior condition.

Presidents and Vice President's Report - None

Old Business:

- 1) We have two liability insurance policies but probably have no liability regarding the pond. Our only responsibility is to share in the cost of maintaining the pond. Fran's e-mail with details dated May 15, 2010 and memo from Jon Rose to Greg McCarry dated April 13, 2001 are included in the official printed minutes.
- 2) The rain sensor at the entryway will be repaired by TruGreen.
- 3) The TLV Roster is being updated especially new email addresses. Noted that e-mail is the only way homeowners are notified of TLV business / updates.

New Business

- 1) Need new Board candidates for September Annual Meeting. Names in consideration are Jim Tipton, Bill Browne, Diana Ruff, Bill Taylor, and Dave Bobanick. They will be contacted. Noted that if TLV does not get sufficient volunteers then our By-Laws stipulate we must contact with a management firm to run TLV business.
- 2) Question: Who's responsible to remove designated noxious weeds in the common areas?

Announcements: Next Board Meeting on July 19th at 3 p.m.

Adjournment: M/S/C to adjourn at 4:40 p.m.

Respectfully Submitted,

Russ Michel
Recording Secretary

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