

**TEAL LAKE VILLAGE ASSOCIATION
ANNUAL MEETING
SEPTEMBER 20, 2010---BAY CLUB---3 p.m.**

As APPROVED at the March 7, 2011 Board of Directors Meeting

The meeting was called to order at 3:10 p.m. by President, Sharon Zabloutney

Board members in attendance: President, Sharon Zabloutney; Vice President and Interim Landscape Chair, Karol Cushenbery; ARC Chair, Simeon Baldwin; Treasurer, Fran Wickeham; Secretary, Russ Michel

Russ announced that the meeting was being recorded for the purpose of preparing the written minutes.

Russ Michel announced that there was a quorum of 71, which included mailed-in ballots and 36 homeowner lots represented with 40 attendees. Sign-in sheet is attached to these minutes. [Section 4 of the Bylaws for Teal Lake Village states that the presence at the meeting of members entitled to cast, or of proxies entitled to cast, twenty-five percent (25%) of the votes of the total membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws.]

Two members-at-large volunteered to count ballots. Those mailed in were opened at the meeting. A checklist was maintained to make sure that those who had mailed in ballots and attended the Annual Meeting were only voting once. Checklist attached to these minutes.

BOARD REPORTS

Russ Michel - Secretary

TLV Board Meeting Minutes from July 19, 2010 were presented. Russ announced that the draft minutes were sent to the TLV E-mail distribution list noting that 7 homeowners do not have e-mail or choose not to provide their e-mail address. Russ presented an overview of the July meeting minutes. M/S/C to accept minutes as presented.

Fran Wickeham-- Treasurer

Fran presented the 2011 Proposed Budget. We have recovered from the 2010 first quarter dues holiday. We are running a little over budget due to transition of the landscape contract and final Four Seasons invoice paid in January. In addition, the Board elected to authorize TruGreen to pressure wash all village right-of-way sidewalks. Regardless, we are tracking within normal budget variations. We will need to plan for additional landscape maintenance such as alder trimming which has been included in the Proposed 2011 Budget.

Fran thanked Garth Brooks for performing an informal audit of the Teal Lake Village 2009 books. Everything was found to be in order.

Our current cash balance continues to increase due to lower cost landscape contractor cost and elimination of the cable contract with Broadstripe. Fran is recommending that the new board in 2011 review our cash reserve position and consider potential dues relief.

Fran entertained questions from the floor:

Frank Mitchell suggested a reduction in quarterly dues from \$450 to \$400 per household noting the increased projected cash position.

Soozie Darrow asked for clarification of the *Landscaping Miscellaneous* category. Fran stated this would include monies for some alder removal and possible bark application in the entryway.

Question from the floor: Has the entryway sign been repaired? Fran replied that, yes, the sign was replaced and there is an ongoing discussion regarding whether the concrete surround should be painted or not.

M/S/C to approve the 2011 Budget and 2012 Budget Projection as prepared and presented.

Ballots: Those that had not completed their ballots did so at this time so all ballots could be tabulated.

Karol Cushenbery – Landscape Report

- 1) Karol thanked Don Carlson for serving as the past Landscape Chair.
- 2) Backflow Valves – They have been tested by a third-party and some devices needed to be replaced. Letter has been sent to TruGreen for unacceptable work. Their response has been received. TruGreen initial testing resulted in 35 failed devices. Retesting by Olympic Water resulted in only 5 failed devices. Discussions will be forthcoming with TruGreen in an attempt to avert this situation next year.
- 3) Karol mentioned that the Landscape Request Forms are on her front porch. They are picked up each week during growing season. Sprinkler repairs are done by a different crew than the crew that does mowing, etc.
- 4) Common area pruning will be done soon.
- 5) Irrigation systems will be shut down and winterized.

Questions from the floor:

Might it be possible for the landscape crew not to start quite so early?

One homeowner mentioned that the request for additional broadleaf control in their yard was done and was very effective. Noted that there is a separate crew that performs the fertilizing and weed control application.

Bill Cooke – commented regarding insulation in the backflow control boxes. Note that this is a contracted item.

Simeon Baldwin – Architectural Review Committee (ARC)

- 1) There have been 26 permits granted to date – a 25 percent increase over 2009.
- 2) Issues facing TLV in future years will be maturing landscape and resulting maintenance of view sight lines in addition to roof replacements.
- 3) Homeowner's are reminded to submit a permit for planting of vegetation that would potentially grow to negatively impact views that would grow above the eave line.

OLD BUSINESS – None

NEW BUSINESS

- 1) Carol Katuzny – The village entryway needs a new flag. The flag needs to be 3X5. Carol noted that the tree behind the flag needs to be trimmed so flag does not get torn. Bobbie Collins volunteered to provide a new flag.
- 2) It was asked if the TLV Roster could be updated. Russ replied that he has been only maintaining the e-mail list. Also noted that that the SBCA maintains a current list.
- 3) New homeowners introduced themselves.
- 4) Carol mentioned that homeowners should treat the volunteer board members with respect. Also note that some board members are snowbirds and some travel. They may not be available at all times during the year.
- 5) The dusk-to-dawn lights need to be maintained by each individual homeowner.

BALLOT RESULTS – Dave Bobanick

71 votes cast of a potential 98.

Ballot Item	Yes Votes	No Votes	Abstain Votes	Results
Approve enclosed 2011 Budget Plan	69	2		Passed
Waive requirement of a formal audit	64	7		Passed

Ratify Karol Cushenbery and Fran Wickeham as continuing Board members who have agreed to serve	71	0		Passed
--	----	---	--	--------

Ballot Item	Yes Votes	No Votes	Abstain Votes	Results
Approve new Board Members				
Soozie Darrow	70	0		Approved
Mel Caskey	69	1		Approved
Lee Springgate	70	0		Approved
Mark Weaver	68	0		Approved

Noted that 67 percent required to pass and that the topic to waive a formal audit passed at 90 percent.

Tally sheet attached to these minutes.

ANNOUNCEMENTS

- 1) Sharon thanked the outgoing Board members – Russ Michel and Simeon Baldwin.
- 2) Simeon thanked Sharon as the outgoing President.
- 3) 2011 Board meeting dates will be determined by the new board.

ADJOURNMENT- M/S/C to adjourn at 4:05 p.m.

Respectfully submitted, Russ Michel, Secretary

.

-