

TEAL LAKE VILLAGE ASSOCIATION
Board of Directors Meeting
May 16, 2011 – Bay Club – 10:30 a.m.

President Karol Cushenbery called the meeting to order at 10:30 a.m. A quorum was determined.

Board members present: Karol Cushenbery, President and interim Landscape Chairman; Lee Springgate, Vice-President; Mark Weaver, ARC Chairman; Fran Wickeham, Treasurer; and Soozie Darrow, Secretary.

There were 16 additional Teal Lake Village residents present.

Secretary's Report: Soozie Darrow

The March 7, 2011 minutes were approved.

Financial Report: Fran Wickeham

The reserve accumulation is now \$108,000+, which is 74% of our annual expenses. Motion to accept the financial report was passed unanimously. Fran recommends a vote at the annual meeting on a dues holiday.

Landscape Report: Karol Cushenbery for Mel Caskey

- The flag has been repositioned to behind the center of the village sign.
- TruGreen added several plants and river rocks to the entrance landscape for "free" to compensate for their lack of blowing out the irrigation systems last fall, for which we had to pay someone else \$35 per house.
- TruGreen dug out sprinkler heads and some were replaced. The systems should be left off until the rains subside.
- All backflow systems passed the tests.
- Alders were cut in the Teal Lake Rd. common area. Next landscape bids should perhaps include cutting them when they are smaller.
- Mowing – It has been extremely wet for mowing and edging. The common areas are only contracted to have a once a month rough cut, which means the grass will not be raked up. Although the contract specifies 2 additional "free" cuts, they still will be rough.
- It was suggested that Block Captains should help gather suggestions from their neighbors for the 2012 contract. Some ideas mentioned were: clarify limited common/common areas, thatch in the fall instead of spring and better moss eradication.
- The issue of the dead shore pine on the corner of Crestview and Sea Vista Pl. brought up and deferred until after the meeting.

ARC Report: Karol Cushenbery for Mark Weaver/Bill VanRy

- One cedar was limbed up at John Mjoen's expense.
- The request for permit by John Lewis to landscape his backyard was forwarded to the SBCA ARC since a retaining wall is involved

Old Business:

- Discussed the Teal Lake Village Rules and Regulations and the legality thereof. Karol learned from John L. Scott that, while the realtor must inform buyers of the CC&Rs, it is up to the home seller to inform the buyer of the Rules & Regulations. We need to determine how to notify homeowners as new rules are added.
- Fran Wickeham spoke to the issue of late dues payments, which now concerns four residents.

New Business:

- Carol Katuzny asked for help with the Memorial Day flag ceremony at TLV entrance. It was decided to have the ceremony on Monday, May 30 at 4:00 p.m. An e-mail regarding volunteer needs will be sent to all residents who have e-mail access.
- Changing the July 18 and Sept. 19 meeting dates due to the expected absence of the secretary was discussed. It was decided to leave the dates as they are. Mark Weaver agreed to do the secretarial duties.
- The Jim and Deanna Richards' complaints regarding the landscaping by John and LeeAnn Lewis were heard. The first complaint was verified to be resolved. Both the Board and the audience discussed the second at length. The following motion was moved, seconded and passed, 3 ayes/2 nays, by the Board: *Based upon evidence submitted to the Board to date, the project was completed in accord with the permit issued.* The case will, therefore, be appealed to the SBCA ARC on Friday, May 20 at 9:30 a.m.

The meeting was adjourned at 12:35 p.m.

The next meeting will be held on Monday, July 18 at the Bay Club – 10:30 a.m.

Respectfully submitted,

Soozie Darrow, TLVB secretary

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