

**Teal Lake Village Assn. Board of Director's Meeting****March 19, 2012**

President Karol Cushenbery called the meeting to order. A quorum was determined to be present.

**Board Members present:** Karol Cushenbery, president/landscape chairman; Fran Wickeham, treasurer; Soozie Darrow, secretary; and Bill VanRy, winter ARC chairman.

There were 15 additional Teal Lake Village residents present.

The draft minutes of the Sept. 19, 2011 meeting were approved.

**Financial Report:** Fran Wickeham reported that we are in good financial shape with >\$80,000 in cash. All members are paid up. Residents voted at the 2011 annual meeting to give the BoD the option of having a dues holiday for the second quarter of 2012. The BoD voted today to do so. Members will receive a letter from our accountant Linda Cook to that affect rather than a bill.

NOTE: This holiday is for Teal Lake Village dues only. NOT SBCA dues.

**ARC Report:** Bill VanRy reported that there have been 8 permits processed since September 2011. Of these, SBCA ARC approved 7 and 1 was tabled. The reason for the tabling was that the SBCA ARC is waiting for a legal opinion on the question of the SBCA BoD having the authority to hear appeals of decisions of the SBCA ARC. They have put a moratorium on any view-related permits until the lawyer renders an opinion. It was noted by a member of the audience that the SBCA BoD does have the authority to remove members of the SBCA ARC.

**Landscape Report:** Karol Cushenbery noted that the irrigation systems will be reactivated soon, possibly in April. The systems will be tested, cleaned and re-tested if they do not pass the test initially. If a system still does not pass, the resident is responsible for having it repaired. Karol would appreciate being notified, if this is the case, before repairs are done. In December TruGreen added bark to common area plantings and replaced some plants on Crestview Dr. at a cost of <\$7000. During the winter the crew were here one day most weeks pruning and trimming. Yeoman Tree Service removed a fallen tree between Clearview and Outlook and some other storm damage on Outlook/Crestview at a cost of \$300. More recently, crane fly and moss-deterrent applications have been done and mowing will start as soon as feasible. There was general agreement among those present that TruGreen is doing a good job.

On another note, discussion was held regarding the Osprey Conservation tract between Teal Lake and Woodridge. There has not been an osprey nest there for several years and, therefore, it has been questioned as to whether the restrictions should be removed. The general opinion of those present was to leave it as is. We have a letter from Jefferson County CDC concurring with our decision to leave the CC&Rs as they are regarding the tract.

Soozie Darrow will be the interim landscape chairman April 5-May 12. The place then to leave landscape requests will be: 110 Sea Vista Terrace or e-mail [desdarrow@olypen.com](mailto:desdarrow@olypen.com).

**Old Business:** Karol reported that David Wayne Johnson of the Jefferson County Community Development Committee is still waiting for a response from Iron Mountain regarding the CDC stipulations.

**New Business:**

- Discussed the appearance of the concrete parts of the Teal Lake Village entry sign.

It was decided that the project should be investigated and completed at a cost of <\$1000 from the general maintenance budget. No one was designated as the investigator.

- The Jefferson County Commissioners are scheduled to speak at the SBCA meeting soon.

- SBCA needs three residents to volunteer to run for the 2013 BoD. Applications are due by April 15.
- Teal Lake Village BoD encourages TLV residents to volunteer for the TLV BoD as well. Fran Wickeham will be leaving the treasurer's job so we especially need someone to fill the position.
- The Community Disaster Team needs more Teal Lake Village representatives to train and be ready to assist in the event of a disaster. As of this writing, there are only 2 Team members from TLV. Pat Traci is the person to call to volunteer: 437-7874.
- The Teal Lake Village BoD meeting scheduled for May 21 was cancelled due to potential lack of a quorum.
- Discussed the 2013-2015 landscaping contract. TruGreen is interested in continuing as our landscapers and has submitted the following proposal for the same service which we are presently receiving:
  - 2013 – same cost as 2012
  - 2014 – 2% increase in cost
  - 2015 – 1.5% increase in cost

Fran Wickeham pointed out that, if we lock down a contract through 2015 at these rates, a question could be placed on the Sept. Annual Meeting ballot to reduce dues to \$400/quarter, which would be sufficient to cover these costs without reducing reserves through 2015.

During the discussion of an extension of the current landscape contract, Bob Duncan and Fran Wickeham drew attention to a 2004 revision of Section 5.5 of our CC&Rs regarding the authority of the BoD to enter into contracts on behalf of the Association. It was decided by those present that any extension of the current landscape contract should be put to a vote of the Association membership.

Therefore, it was moved, seconded and passed that the BoD ask the membership for approval of this 3 year contract with TruGreen by sending a special ballot out before the Annual Meeting. Lee Springgate, Vice President, will be asked to finalize the contract wording as soon as possible to post on our web site and at the Bay Club. The ballots will then be mailed out with a 30-day return request and a recommendation of a YES vote on this important issue from the Teal Lake Village Board of Directors. A majority vote of 51% in favor will be needed to pass.

The meeting was adjourned at noon. The audience applauded the Board volunteers for doing a good job! Much appreciated.

Submitted by: Soozie Darrow, secretary.

THERE WILL BE NO MAY 21 MEETING OF THE BOARD. IF AN EMERGENCY ARISES, A SPECIAL MEETING CAN BE ARRANGED. THE NEXT MEETING WILL BE HELD ON JULY 16, 2012 AT THE BAY CLUB AT 10:30 A.M.