

Teal Lake Village Association Board Meeting

November 16, 2015

DRAFT

Board Members Present: Gil Skinner, President, Sheila Twohey, Vice-president, Chuck Gerstenberger, Treasurer, Phyllis Waldenberg, Secretary, Tom Anderson, Landscape Chairman

There were 19 other TLV residents in attendance, as well as two representatives from Northwest Landscape Services.

The draft minutes for the September 21, 2015 annual meeting were approved.

Schedule of 2016 meetings, holiday decorations and website update were added to the agenda.

The agenda was approved by the Board.

Announcements:

Gil reported that the one day Food Bank drive held at the Bay Club on Friday the 13th of November raised \$3,000 and about 100 pounds of food. It was a successful event and great effort by all.

Gil said Peggy Ponto, a Teal Lake Village resident, has been appointed to the SBCA board to replace a board member who passed away. This means there are now two Teal Lake Village residents who are on the SBCA Board - Gil and Peggy.

Gil reminded everyone of the "Taste of Spain" taking place at the Bay Club on Thursday, November 19th from 3-5 pm, billed as an afternoon of tapas and flamenco dancers entertaining.

Financial Report: Chuck reported we are on plan with our 2015 budget. Chuck provided The P&L Statement dated 10/15/15. We have 25 homeowners who have credits on their accounts which range from \$800 to \$200. This totals \$6,245.50. Clarity will be instructed to issue refund checks to those homeowners.

We have 11 homeowners who are in arrears. Nine of those are for the current quarter. Late fees are being assessed and late notices will be sent. The other two will be contacted by the Treasurer. Chuck commented that he believes many of these thought there was a total holiday of fourth quarter dues, not just a partial amount.

Clark Ruggles (past treasurer) said that the credits on the books have to do with the transfer of ownership. Clark and Chuck will look at each credit on an individual case basis and will contact homeowners as appropriate.

The Financial Report was approved by the Board.

ARC Report: Sheila reported that there were four permits approved for four homeowners and none denied. These were a deck replacement, two windows replaced with one window, a hot tub removal and

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deck replacement, and installation of storm doors. (Specific lot numbers are listed in Sheila's written report.)

Gil mentioned that the SBCA ARC will be meeting this coming Friday and that two members of the ARC are from Teal Lake Village.

Landscape Report: Tom said the draft contract with Northwest Landscape Services is ready for signature. A motion was made, seconded and carried to approve and sign the contract. Northwest Landscape Services will start in January 2016. (*Note - see September 21, 2015 Annual Meeting Minutes for Landscape Report and process for selection of new landscape company to replace TruGreen.)

Discussion: Two representatives from Northwest Landscape Services answered specific questions by the homeowners present. Most questions related to problems with past experiences; including whether grass will be rid of moss, weeds, dandelions and crabgrass, controlled on a regular basis and returned to a more attractive state, re-seeding and watering issues, regular edging, weed control in beds and common areas, whether the total yard, including front, back and sides of yards are included, hand-pruning, trimming of shrubs and trees and frequency, moles, prior notice of fertilizing, weed control, irrigation system start up and winterizing, hours, days and number of employees on site, scheduling and a communication system determining when individual yards are completed.

One homeowner, Fran Wickeham, asked if TLVA will "be responsible for returning the lawns to their original state at the time of purchase and/or reimburse property owners for the recovery or reconstruction of lawns and landscape deterioration due to the problems caused by the current landscape contractor". Gil Skinner said no. Fran also requested that Salvador Medina be assigned to our TLVA property because of his experience and familiarity with us. He also asked specifically that his question, the answer and his request be included in the minutes.

Northwest Landscape Service representatives stated they are customer-driven and performance based. Training of employees and communication with homeowners is of utmost importance. They operate on a hands-on basis and will provide supervision of employees on site. They plan to knock on each homeowner's door and discuss concerns individually. A schedule of when they will do this will be emailed to everyone as it is scheduled.

A copy of the new landscape contract, which includes the calendar schedule, will be emailed to homeowners and also placed on the website.

Old Business: Home Maintenance Workshop (Proposed Proactive Management - PPM - See minutes of July 20, 2015 for explanation.) There will be a workshop held on **Tuesday December 8th at 9:00 am** at the Bay Club to discuss issues and the strategy to ensure homes and yards are kept up to the standards set by the Villages's CC&Rs. All homeowners are invited and encouraged to attend.

New Business:

Village Care Group? Gil said that now and then there are people in our village who need a little extra help when they are going through difficult times, perhaps after surgery or a medical issue, loss of a loved

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one, who may live alone and need an extra hand, a ride, or a meal now and then. He asked for comments and if there was interest in forming a small group willing to help. There were no comments from those in attendance or offers to help.

American Flag at entrance - Gil thanked Carol Katuzny, who along with help from the Darrows, installed an American flag at the Village entrance. Gil asked a motion to reimburse Carol for the cost of the flag. After discussion, the motion was postponed until after talking with Carol, because it was felt she prefers to offer it as a gift. Carol will be sent a letter thanking her for the contribution and asking if she would like to continue it in the future or if the Village should plan on paying for a regular replacement.

Website - Currently we pay Diane Allen with Artemis Computing to post minutes and documents to our website on a pay-as-we go basis; \$6 to \$10 per time. We have the option of changing our website at most likely a cost of about \$500 to the one that is compatible with the Bay Club's site so that the staff could post to our site, at also a cost. We determined that it is more cost effective to continue having Diane post our documents.

2016 Meeting Dates - The Board meetings will continue on the 3rd Monday of every other month at 10:00 am, starting in January 2016, with the annual meeting in September. The dates will be posted on the website and notices will continue to go out three days prior to each meeting.

Holiday Decorations - Chuck said he will continue to put up lights, belonging to him, if approved, at the entrance as he has done in the past. In addition, he would like to hang two wreaths at the entrance at a cost to the Village. A motion was made, seconded and carried to reimburse Chuck at a cost not to exceed \$50.

Member Comments:

Jen Portz, a member of the landscape committee which was instrumental in reviewing and scoring the bids received from four landscape companies, asked that homeowners be patient with, and not take out frustrations on the new company, Northwest Landscape Services. They will need time to assess the situation and get up to speed. She said they scored highest by the committee, come highly recommended by other homeowner associations, and have a stellar reputation.

Dan Darrow asked that collections of newspapers, junk mail, unauthorized posters and the condition of the newspaper boxes themselves be addressed at the December 8th home maintenance workshop.

The meeting was adjourned. Next Board meeting will be January 18, 2016 at 10 am at the Bay Club.

Submitted By: Phyllis Waldenberg, TLVA Secretary

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