

Teal Lake Village Association Board Meeting
May 16, 2016 Minutes

The meeting was called to order at 10:00 am by President, Gil Skinner

Board Members Present: Gil Skinner, president, Chuck Gerstenberger, treasurer and Phyllis Waldenberg, secretary.

Sheila Twohey, vice president and Tom Anderson, landscape chair were absent.

There were 23 other TLV residents in attendance.

The draft minutes of the March 21, 2016 meeting were approved.

Financial Report: Chuck provided the following Treasurer's Report, with the P&L Budget and the Balance Sheet attached as of February 29, 2016.

1. Attached are the financial statements dated May 13, 2016. There are no unusual issues to report regarding expenses to date.
2. Upcoming we will have expenses for (1) sprinkler repair at the TLV entrance at a cost of \$449 plus tax, (2) the pond inspection which was conducted late last year at a cost of \$2480 and (3) plantings in the slide area at a cost of \$1981 plus tax.
3. Anderson Accounting was able to submit our Tax filing.
4. Again, we need to identify projects along with their cost estimate to be budgeted for 2017. So far, we've identified detention pond maintenance (unknown at this time) and the drainage issues at the TLV entrance (\$3945 plus tax). The proposed budget needs to be approved at our July 18th meeting so it can be voted on at our annual meeting on September 19th.
5. I will be out of the country from June 17th until the end of July. We will need to make arrangements for paying bills during my absence.

ARC Report: Gil Skinner gave the report for Sheila.

Landscape Report: Glenn Waldenberg and Jen Portz, landscape committee members reported that pruning of flowering shrubs will begin in June and July, after the blooms are finished. The crews will be on site three days a week, continuing the regular lawn and trimming. Over-seeding of lawns will begin in mid-May. Jen said Northwest Landscape Services have contracts in three states. Teal Lake Village is their 9th largest community.

Landscape committee members, Jen Portz and Glenn Waldenberg reported they will be out of town beginning May 16th. Jen will return on June 3rd. Glenn will be gone until June 10th. In the

meantime, if there are any landscape issues that cannot wait until they return, homeowners can contact NLS on their website. A notice will go out to all homeowners with instructions.

Tom Anderson, landscape chair and board member is on medical leave.

There was a question and a following discussion as to whether the Board should consider changing the CC&Rs to allow individual homeowners to maintain their own lots and the landscape contract should include only the common areas, since landscaping seems to take the most time for the volunteer members of the homeowners' association. It seems it is difficult to satisfy 98 different owners. Harvey Portz said that within 10 days, Jen Portz received 66 emails with regard to landscaping.

Vegetation Management Update: Jen Portz reported that the draft vegetation management plan has been completed by the committee; Sheila Twohey, Jen and Christine Spagle and given to the Board for consideration. The plan includes Jefferson County maps and complies with all Federal, State, County, SBCA and TLVA CC&Rs. The plan will be uploaded onto the TLVA website in June and discussed again at the July meeting. **A copy of the draft will also be available at the front desk of the Bay Club for members to view.**

Danger Slide Area: The slope behind 10 homes from 82 Sea Vista Terrace to 197 Sea Way Place along Paradise Bay Road has been designated as a landslide hazard area, and on March 2nd, a crack in earth 8 to 10 feet long opened up behind 42 Sea Vista Terrace. The solution in the engineering geologist, Dan McShane's report, recommended plantings of salal and evergreen huckleberry to help stabilize the slope.

A motion was made, seconded and passed to accept the bid from NLS to plant 20-2 gallon Evergreen Huckleberry and 50 -1 gallon Salal on the slope behind lot 43, 42 Sea Vista Terrace, for a total of \$1981.00.

Kim Younger, homeowner of lot 43, has agreed to water the plants. Kim asked that the following statement be documented in the minutes: **There was no suggestion or evidence in any of the reports by the geo-tech engineer or the County that the slide was the result of the maintenance of the trees that was performed in 2015.**

Signage Required: Regulations require that we post hazard/keep off signs along the landslide hazard area.

A motion was made, seconded and passed to purchase temporary signs along the edge of the slope on the ten lots, not to exceed \$50.00, until more permanent signs can be designed and created.

Neighborhood Review: A walk-around review limited to structures visible from the street was conducted by TLV Board members and Jen Portz on February 10, 2016. In the last few days, Gil Skinner visited in person with (or sent an email to those not at home), each homeowner whose home was listed as needing some type of maintenance, mainly roof cleaning and/or exterior painting. Gil reported his experience was very pleasant, with most people saying they either had already scheduled or would shortly be scheduling the work to be completed by the end of summer. He stated that "It was the most pleasant two days I have spent in Port Ludlow. I was even invited in for a drink."

Fines for non-compliance with Village ARC rules: Gil asked each Board Member to study and review for discussion at the July meeting, a fine policy for those who do not comply with ARC rules and proceed with work without a permit. There was a situation recently of a home being

roofed and the deck being replaced without ARC or County permits. This was a situation of ignorance of the rules by a death of the owner, an out of town seller and out of town buyer. However, there are those who choose to do work, knowing a permit is necessary.

Dog Complaint: A complaint was made by several homeowners to the Board and to Jefferson County about an aggressive dog being loose in the neighborhood over the past several years. The dog has aggressively run at neighbors and other dogs and bitten three people in the past. The owners were warned verbally and personally by email and asked to keep the dog on a leash, but the dog has recently been loose and aggressive again. Jefferson County has visited the owners with a warning that if it happens again, they will pick up the dog. There was a very emotionally charged discussion with the owners and other community members. Gil said the Board has a liability and the responsibility to deal with this issue. There are several options: 1) A warning letter to the owners from our attorney, 2) Refer the issue to the SBCA Board, which has the authority to declare the dog a nuisance and have the dog removed or ask the owners to move, 3) Require the dog be muzzled and/or restricted from the common areas in Teal Lake Village.

A motion was made, seconded and passed to have the TLVA attorney write a letter to the owners, Nancy and Denis Leahy, and to Jefferson County, that the Board considers the dog a danger, that it be kept on a leash at all times, using a harness that cannot slip off and a muzzle when it is outside. If the dog is seen without a leash or another incident occurs, the issue will be referred to the SBCA Board and/or the County.

Cleaning the Sidewalks: Bill Brown asked if there is a plan to pressure wash the sidewalks. Gil said he will check into whether the landscape company can do it.

Pond Maintenance: Chuck Gerstenberger reported that Bayview Village and Teal Lake Village are responsible for maintaining the common detention pond. A committee has been formed to identify, prioritize and obtain bids. Members are Chuck Gerstenberger, chair, Maryellen Meryhew, Hal Glantz, Dave Bobanick and Gil Skinner. Fran Wickeham attended the meeting but does not serve on the committee.

Adjourn - the meeting was adjourned at 12:35.

The next meeting will be held on July 18, 2016 at 10:00 am at the Bay Club.