

Teal Lake Village Homeowners Association Board

Meeting Minutes March 19, 2018

Meeting called to order by President Steve Hammond at 10:02 AM. Quorum established with board members, Hammond, Spangle, Waldenberg, Logan and Ponto in attendance.

Minutes from December meeting were approved unanimously.

February minutes were approved 4-1 after two corrections.

The subject of a reserve study acquisition was changed from "Spangle moved to contract for a professional Reserve Study..." to "obtain proposals for a professional Reserve Study". This was done to reflect the boards desire to further study "reserve studies" and proposals for such a service.

The motion in the February minutes to "fine" a homeowner and the minutes dealing with implementing fines was found to not be enforceable due to lack of legal prerequisites in both TLV, and SBCA.

Thus, the portion of the minutes starting with "therefore, TLVA Board" and ending with "the motion passed unanimously " was not implemented. The board decided to address this issue further in "old business".

Ms. Spangle presented the financial report. Motion to accept by Ms. Ponto, and seconded by S. Hammond, approved unanimously.

Additional discussion followed regarding the need and search for a new book keeper. Ms. Spangle has several candidates available for interviews. Copies of resumes will be distributed to the board. Current CPA will stay on board until 6/20/2018.

Our 62% share of the cost to maintain the Bayview area holding pond was discussed. Difficulty find a dredging company could delay the dredging and expense for some time. Hammond will meet with Lynn Pihl (Bayview Pond expert) to learn more.

ARC, Ponto reported several submissions, all that needed approval by SBCA had received such and been notified.

A current request by Tim Tipton (Sea Breeze Lane) to prune a small 12' tree at his expense in the Limited Common Area was submitted and approved unanimously by the board.

OLD BUSINESS

Landscape Report

Entry Light Repair: G. Waldenberg reported the completion of the light repair at the TLV entry. The cost was approximately \$4,100 (budget approval had been for \$5,000). Glen is providing information that will be useful for future maintenance to S. Hammond and a copy for the storage in the TLV entry electric panel. A problem remains with grass areas that were disturbed by repairs. NLS has given us a bid of \$786.00 + tax to complete this work. Motion to move forward with the bid from NLS was made by B. Logan and seconded by G. Waldenberg. Board approved unanimously. B. Logan volunteered to negotiate a financial contribution from WAVE (creator of original problem) to reduce costs. Based on a technicality WAVE has previously refused any financial contribution.

G. Waldenberg reported the NLS project of re-barking in the Limited Common areas should be completed next week. Tree Safety Survey is scheduled for the week of April 9th, weather permitting.

Hammond reported that barley used Newspaper Boxes would be costly to remove and dispose. An inexpensive alternative is to use shingles and moss killer to improve appearance and durability.

The box located on Sea Breeze Lane is an example. S. Hammond will secure bids for this work. Board approved unanimously.

Discussion regarding exterior lighting standards was discussed. TLV Board was informed the SBCA-ARC would not guarantee to abide by our suggested standards. Thus, the TLV exterior light standards will be established as "Rule #7" for TLV. Hammond will send Board Members a copy of suggested standards sent to the SBCA-ARC.

NEW BUSINESS

Sidewalk and Road Repair.

S. Hammond met with Matt Stewart, County Roads Manager and learned road and sidewalk maintenance is the responsibility of the County. A crack on the entry road to Sea Breeze Lane may need repairs and up heaved sidewalk panels may need grinding down. Hammond will mark sidewalk problem areas with yellow paint for County inspection and repair. NOTE: TLV is scheduled for paving enhancement in 2020.

Rock retaining walls on Sea Breeze Land and next to the Logan residence on Crestview Dr., are in need of repair. Waldenberg will provide name of individual from Port Angles and it was also suggested to contact

Juan Ortiz who was formally with Tru-Green and now has his own business and is very active in TVL to obtain bids for this project.

Gil Skinner pointed out that since all brochures on the trails in Port Ludlow are being publicized as being "public" for insurance purposes he suggested that TLV should send a letter to PLVC that a gravel path between Seaway Place and Sea Vista Terrace is also "public". President Hammond will send this letter.

Fine System: Hammond reported that TLV and SBCA have no fine system in place to allow SBCA and the Villages to implement a fine in the rare situation where a home owner blatantly refuses to comply with CC&Rs

And Design Standards. SBCA and SBCA-ARC are working on a fine system. Given that TLV can only implement a fine system for rules

“unique” to TLV establishing a fine system would be nearly useless and expensive. The board after much discussion agreed to await the results from SBCA and SBCA-ARC efforts.

Hammond reported TLV has had a compliance issue for over 2 years with a home owner. The Board agreed that a formal letter should be send to the homeowner on Sea Vista Terrace demanding compliance and providing copies of the CC&Rs and Design Standards that justify the need for homeowner compliance. A draft of the letter by Hammond will be sent to all Board members for comment prior to mailing.

Motion made by Hammond, seconded by Logan, passed with one member abstaining.

Motion to adjourn by Hammond, seconded by Logan, passed unanimously.

Meeting was adjourned at 11:50 AM.

Respectfully submitted,

Peggy Ponto,

Acting Secretary