

Teal Lake Village Association  
Special Meeting of the Board of Directors  
August 30, 2021

MINUTES

1. Call to Order by Steve Hammond at 10:00
2. Quorum – Steve Hammond, Tom Sprandel, Patty Patterson, Tom Britton all present
3. Approve Agenda – Motion by Britton, second by Sprandel, passed unanimously
4. Approve Minutes of June 21, 2021 – Motion by Patterson, second by Britton, passed unanimously
5. Officers and Committee Reports
  - Waived until annual meeting, October 18, 2021 una
6. Old Business
  - a. Discuss landscaping challenges and bids received – Hammond summarized the bids received and the need for further clarification in some instances. Three bids were received. The group decided to eliminate SSL as it was significantly higher than the others. Hammond, the Landscape Chairperson, will pursue negotiations with the other two, NLS and His Hands, to narrow down our final decision for contracting. Discussion primarily around the need for pruning or not. Survey results (51 returned) showed a split in this regard. There is some concern that if it's not included, some residents might be unable to do it themselves or pay for someone else to do it.  
MOTION: Motion to include pruning in whichever contract we choose by Patterson, second by Britton. 3 Ayes, 1 Nay, motion passed  
MOTION: Motion to include thatching in whichever contract we choose by Hammond, second by Sprandel, 4 Nay, motion denied
  - b. Discuss reserve study results and action required – Tom Sprandel reviewed the results of the Reserve Study (copy on Website) as well as the suggested funding to put into the 2022 budget.  
MOTION: Motion to approve the reserve report from the Reserve Study Group dated July 7, 2021 by Sprandel, second by Britton, passed unanimously.
  - c. Status of cooperation with Bayview over pond maintenance – Steve Hammond reported that Bayview is setting up a coordinating committee to insure that the pond continues to be maintained. Claus Svendsen will be TLVA's liaison. Claus is a Professor and has years of experience in retaining ponds, we are fortunate to have him living here.
  - d. Approve irrigation repair of \$345.00 – motion by Sprandel, second by Patterson, passed unanimously
  - e. Approve removal of downed trees behind 282 Crestview not to exceed \$2,000.00 – Motion by Hammond, second by Britton, passed unanimously
  - f. Approve renewal of General Liability insurance -

MOTION: Motion by Sprandel to approve renewal of General Liability Insurance at a cost not to exceed \$2,700. second by Patterson, passed unanimously

g. Approve moving Annual General meeting to October 18, 2021

MOTION: Motion by Sprandel to move Annual General meeting to October 18, 2021 to enable completion of the Landscaping contract. Second by Hammond, passed unanimously.

#### 7. New Business

a. Approve budget for 2022 - Sprandel reviewed the 2022 budget assuming the landscaping contract will be in the range of the NLS proposal. The start of funding the reserve is also included. This will result in an increase in dues from \$470 to \$482 per quarter.

MOTION: Motion by Sprandel to approve the 2022 budget. Second by Hammond, passed unanimously.

b. 23 Clear View Place gutter drain and pavement repair status – Hammond has been in touch with Matt Stewart, Jefferson County Road Maintenance Superintendent. He is working on a plan and expects the work to be done in the fall.

c. Providing roster of TLVA residents including address, phone # and email to owners asking for this information. - While some concern over providing email addresses without owner's permission, it would be nice to have this information readily available. Agreed to keep this topic open in order to further explore legal challenges for providing emails.

MOTION: Motion by Britton to provide roster of TLVA residents including addresses and phone #s as requested. Second by Patterson, passed unanimously.

d. Sprandel suggested moving next year's meetings to the month after the fiscal quarter closes so we would have accurate figures for the meetings. This was agreed to by all board members.

8. Owner Comments – several owners offered opinions on the landscaping contracts. All good input to help the board make a decision.

9. Adjourned at 11:40 am.

Next regularly scheduled meeting: October 18, 2021 @ 10:00 am

By,  
Tom Britton, Secretary  
8-30-2021