

# **TEAL LAKE VILLAGE ASSOCIATION**

## **1/17/22 BOARD MEETING MINUTES**

- Call to order 10:00 AM
- Quorum confirmed
  - o Board member missing: Tom Sprandel
- Motion to approve 11-08-21 Board Meeting minutes - passed unanimously
- President's comments:
  - o Tom Britton's first meeting
  - o Thanked Board for prior contributions
  - o Reviewed Board member contributions
  - o Expressed desire to keep things running successfully
- Treasurer's report:
  - o See attachment - Tight cash flow improving quickly
- Landscaping report:
  - o See attachment
    - New NLS supervisor(NOTE:NLS fired him during TLVA board meeting)
    - Service medallions for owners to choose pruning and chemicals
    - Common area tree fall replacements discussed
    - Motion to confirm prior email board approval of cost of entry decorations- \$128.32 - passed unanimously
- Pond Report:
  - o Will investigate possible planting alternatives to grass...will save money
  - o Pond water quality poor - treatment methods discussed
    - Need to "Get biology back into the pond"
    - Working with Bayview HOA
- ARC Report:
  - o One application for deck extension; to SBCA ARC
- New Business:
  - o Road Plowing problems deemed not a serious problem
  - o Need to get more folks to volunteer for the Board
    - Email blasts OK, but personal contact critical
  - o Should procedures be changed for Annual Meeting vote counting?
    - How to allow changes in vote at arrival
    - When to vote at meeting
    - Will consult with Gary Hicks on the issue
  - o Survey of lot lines occasionally an issue
    - Cost is very high
    - Responsibility remains with lot owner not Board
  - o Tree fall in possible Common Area and replacements discussed
    - Desire to pick environmentally wise choices for replacements that incorporate native choices that will be long lived, evergreen and with extensive roots
  - o Member comments
- o Motion to adjourn at 11:20 - approved unanimously

*[Submitted by Steve Hammond, Secretary]*

## TEAL LAKE VILLAGE LANDSCAPE REPORT - 1/17/2022

### Complaints:

- Water leak due to sprinkler blowout - NLS paid
- Backyard cleanup - done
- Fallen bird feeder in PLUA - not TLVA responsibility
- Missed trimming - done
- Hillside (common area) brush cleanup
  - o Starts this month? Sea Breeze and Sea Vista Terrace
  - o View preservation

### Issues:

- 1 New NLS supervisor - Steve StLaurent
  - a. Experienced, capable
- 2 Proposed medallions for house display
  - a. NO Trimming
  - b. NO Chemicals
  - c. Cost to TLVA approx.. \$100
  - d. Home owner managed
- 3 Christmas light/wreath cost
  - a. \$128.32 (\$40 previously approved 2020)
  - b. Board approved
  - c. Thanks to Gerstenbergers
- 4 Home water leak
  - a. Who to call - OWSI or Fire Dept
- 5 Christmas tree pickup - YES...maybe
- 6 Tree Fall in or out of Common Area
  - a. Removed - Yeoman Tree Service - Approx \$600
  - b. If found to be in Common Area TLVA will refund homeowner
  - c. If tree in Common Area Board should explore replacement and maybe more trees
    - i. Discuss after survey?
- 7 Entry lighting failure - circuit breaker ?
  - a. Thanks to secret solver

Steve Hammond

Landscape Chair

Teal Lake Village Association  
Treasurer's Report  
January 17, 2022

**Cash Position Dec 31, 2021**

Kitsap Bank MMkt	\$ 1,381.07
Kitsap Bank Checking	568.69
Sound Com Bank Chk	16,436.35
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Total Cash 12/31/21	\$ 18,386.11
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Our cash position is satisfactory. We have made it through the year end "tight cash flow" situation. We disbursed \$13,791.10 from Sound Com Bank on Jan 3, 2022; leaving a cushion of \$2,645.25. That is a bit low for comfort, but the 2022 dues are already being deoposited.

The Kitsap accounts will be used for the new "Reserve Fund" in 2022. The budget calls for the reserve to receive \$3,430 per quarter. That leaves us with \$1,480 still to deposit by the end of the first quarter.

**2022 Dues Reminder**

Quarterly dues for 2022 are \$482 per household.

Make checks payable to "Teal Lake Village Association".

Mail dues to:

Teal Lake Village Association  
C/O Westsound Services  
PO Box 754  
Kingston, WA 98346

Payments are due on the 1st day of the quarter, with a 30 day grace period.

It is okay to pay the whole year's assessment at once.

Full year end financial statements will be posted when they become available.

Submitted by,  
Tom Sprandel  
Treasurer