

Teal Lake Village Association  
Special Board of Directors Meeting  
August 17, 2022

Minutes

**1. Call to Order:** Patty Patterson, James Lawson and Tom Sprandel were present. Claus Svendsen and Steve Hammond were absent. General members present were: Dan Darrow, Bob Kent, John Reynolds, Sheila Twohey, Marie Sprandel, Carol Tinaza, Tinaza's guest, Lois Ruggles, Phyllis Waldenberg, Glenn Waldenberg.

**2. Quorum:** With three of five board members present, we had a quorum.

**3. Approval of Agenda:** The agenda was approved unanimously.

**4. Minutes:** Minutes of July 18, 2022 were approved unanimously.

**5. Officers and Committee Reports:** Waived.

**6. Old Business:** Waived.

**7. New Business:**

**7.a. Approve 2023 Budget:**

Motion: Tom Sprandel moved that we approve the budget as attached. (Dues for 2023 set to \$532 per lot per quarter.)

Action: The motion was seconded and approved unanimously.

Discussion & Comments:

- Tom talked about the anticipated 15.6% increase in landscaping expenses and the uncertainty of pond mowing expenses. He also pointed out that he expects the members to waive the independent financial audit so he has not provided it in the budget.
- It was asked what the board would do if we ended the year with a large surplus. Tom replied that, in such a case, he would recommend that the board either give members a rebate or apply the excess to the reserve.
- A member suggested that we consider establishing a financial review committee which would help with the work load. Tom replied that treasurer's work load is not excessive; nonetheless he would support formation of such a committee.
- Patty suggested that we determine the number of homeowners who use NLS for pruning, and develop the pruning service-cost planning based on the actual number of homes that use this service, not on all 98 homes. If this were to be done, it might lower the overall cost of landscaping, although everyone would pay the same amount of dues. There may be some turnover of owners in the contract year and new owners may opt to do the pruning differently than their predecessors, but this could probably be factored into the contract.

**7.b. Board Members Nominations & AGM Packets:** Tom will print the documents, we will meet at the club September 8th at 1 PM to stuff the envelopes.

**7.c. Add the following to General Meeting ballot:**

*Motion: Mow commons twenty feet along borders with owners' lots. Control vegetation in the remainder once a year as is presently done in other "wild" areas of the commons.*

Action: The motion was tabled unanimously.

Discussion & Comments:

- Several members spoke in favor of a more "wild" commons, but it was recognized that others might not be in favor.
- Several members complained about the performance of NLS.
- It was suggested that the proposal be fleshed out and put in the context of the new contract, with cost reductions specified.
- It was also suggested by several people that we should consult the members by means of a survey, not as a ballot item.
- It was also suggested that we form a landscaping committee, members said they would be willing to work on such a committee even though they do not want to become board members. Patty Patterson said she will present a separate proposal to do this.

8. Members Comments: See above.

9. Adjournment: The meeting was adjourned at 11:30 AM.

10. Next Regular Meetings: Annual General Meeting: October 17, 2022

Submitted by,  
Tom Sprandel

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8/19/22, Draft published.

Teal Lake Village Association  
August 11, 2022

**2023 Budget Assumptions:**

1. Landscaping will go up 15.6%. This is based on correspondence between Steve and NLS.
2. Pond expense will rise from the current \$3,600 to \$5,158. Mowing costs continue to be erratic. The new figure is based on the latest quote. We will either spend the money on mowing or on naturalizing the vegetation. It's a guess at best.
3. I'm assuming the members will once again waive the independent audit. In the past I have budgeted \$6,000, but we've never spent it. If they want the audit we will borrow from the reserve and repay later.
4. Reserve contribution will rise from \$35 per member per quarter to \$36. That is the nearest whole dollar amount from last year's reserve study. As we discussed last year, the plan is to have a new study done every three years. I see no reason to change the plan, we didn't do one this year and the budget does not include one for next year.
5. The final result is that we will need to raise dues from \$482 per member per quarter to \$532. Gulp!

Tom Sprandel  
Treasurer

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**NLS Contract:**

The 2022 NLS contract cost is (not including sales tax)	\$145,302
Estimated increase @ 15.6%	22,667
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Estimated 2023 contract cost (not including sales tax)	\$167,969
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**Reserve Contribution:**

From "Teal Lake Village Association 2022 Reserve Study" dated 7/7/21 page 7, the 2023 fully funded balance is \$44,033 and the recommended contribution is \$14,312. After rounding the annual contribution is set to \$14,112 (\$36 x 98 owners x 4 quarters ).

<b>2023 Budget</b>	<b>2023 Operating Fund</b>	<b>2023 Reserve Fund</b>	<b>2023 Total</b>	<b>Comments</b>
<b>Income</b>				
HO Dues Income	194,432	14,112	208,544	Quarterly Dues \$532 a 10.4% increase
HO Finance Charges				
Late Fee Income				
Interest Income				
Utility Recovery	100		100	
<b>Total Income</b>	<b>194,532</b>	<b>14,112</b>	<b>208,644</b>	
<b>Expenses</b>				
<b>Admin Expense</b>				
Accounting	4,800		4,800	
Annual Audit	0		0	Assume Audit will be waived. Reserve is B/U
Business Licenses & Permits	20		20	
Banking Charges			0	
Insurance Exp	2,458		2,458	
Legal	300		300	
Miscellaneous			0	
Postage/Office	720		720	
<b>Total Admin Expense</b>	<b>8,298</b>	<b>0</b>	<b>8,298</b>	
<b>Landscaping Expense</b>				
<b>Landscaping Contract</b>				
Lscp Cont. (w/o WSST)	167,969		167,969	Est. Landscaping (increase of 15.6%)
Lscp Cont Discount	(3,359)		(3,359)	
WSST (9.1%)	14,979		14,979	
<b>Total Lscp Cont (inc WSST)</b>	<b>179,589</b>		<b>179,589</b>	
Cmns Maint + Trees	3,000		3,000	
<b>Total Landscaping Exp</b>	<b>182,589</b>	<b>0</b>	<b>182,589</b>	
<b>Repairs &amp; Maint</b>				
Entrance Sign			0	
General Maintenance	2,000		2,000	
Holding Pond		5,158	5,158	Based on mowing twice.
<b>Total Repairs &amp; Maint</b>	<b>2,000</b>	<b>5,158</b>	<b>7,158</b>	
<b>Tax Expenses</b>				
Jefferson Co. Property Tax	18		18	
Tax Preparation	250		250	
<b>Total Tax Expenses</b>	<b>268</b>	<b>0</b>	<b>268</b>	
<b>Utilities Expenses</b>				
Electricity	450		450	
Water	984		984	
Website				
<b>Total Utilities Expenses</b>	<b>1,434</b>	<b>0</b>	<b>1,434</b>	
<b>Total Expenses</b>	<b>194,589</b>	<b>5,158</b>	<b>199,747</b>	
<b>Equity &amp; Liability</b>				
<b>Total Liability</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Fund Equity</b>				
Fund Assets BOY	29,397	11,659	41,056	
Net Income	(57)	8,954	8,897	
<b>Total Fund Equity</b>	<b>29,340</b>	<b>20,613</b>	<b>49,953</b>	
<b>Total Equity &amp; Liability</b>	<b>29,340</b>	<b>20,613</b>	<b>49,953</b>	Fully Funded at \$44,033.