

TEAL LAKE VILLAGE ASSOCIATION
ANNUAL BOARD MEETING October 17, 2022
Meeting Minutes

1. Call to order -10:09 AM
2. Quorum established - Patty Patterson
3. Motion to approve October 18,2021 Annual Meeting Minutes
 - a. Approved unanimously
4. Motion to change agenda making voting occur after Finance and Landscape reports
 - a. Approved unanimously
5. Financial Report - Tom Sprandel
 - a. Handout presented (more detail on website or call for copy)
 - b. Cash position good now ...Dues receivables in good shape
 - c. \$2095 to reserves...\$8211 remain after unexpected pond expense
 - i. 23.7% funded... god for first year of fund
 - d. Dues increase 10.4% ...\$532 vs current \$480
 - i. Caused by 15% increase in Landscape expense
 - e. Request to wave \$6000 audit pending vote of membership
6. Landscape Report - Steve Hammond
 - a. Extensive report - outline will be on website
 - b. Another difficult year
 - c. Cost bid from NLS for 2023 is \$167,097 represents a 15% increase
 - i. Prior years increases were 2.5%
 - ii. Labor and fuel costs listed as reason by NLS
 - d. Possible savings
 - i. Cut all bed care and pruning - Will cut \$15,828 (-9.5%)
 - ii. Allow expansion of wild native areas - Will cut \$11,072 (-6.6%)
 - e. Hammond said crews a problem but current supervisor working hard to improve operations. Future TLVA landscape Chair should use caution with possible replacement companies and should strive to maintain good working relationship with current area manager Michael Wilcox.
 - f. Active discussion followed with contributions by
 - i. Mrs. James Tipton, Duane Shackelford, Lee Kitchell, Glen Waldenberg, Chris Wolle, Bill VanRy, Dick Meryhew, Deanna Richards, Gil Skinner
 - ii. Suggestions included: Finding another more competent company; separating service providers such as lawn care from pruning; Strict oversight
 - iii. Several members supported and volunteered to help on a previously Board approved Landscape Committee.
 1. Board will finalize committee details and participants
7. Open discussion of proposed dues increase
 - a. Discussion was covered in Landscape report discussions

8. Membership was given the opportunity to vote following landscape/budget reports
 - a. A few people rose to vote
9. Committee Volunteer Reports:
 - a. Pond Report – Claus Svendsen
 - i. State determines water quality and regs to govern ponds
 1. Documents are badly written.
 2. Rules seem to follow a “bath tub” approach
 - ii. Our current goals are to improve the natural environment to raise water quality and reduce maintenance cost of the pond by using plantings such as water lilies, and other competitive plantings to fight cat tail plants. Some plantings are currently being grown for that use.
 - iii. TLVA official role in the pond is to only pay 62% of the costs but informally working relationship with Bay View HOA is very good and environmental goals are in agreement.
 - b. ARC report – Patty Patterson
 - i. 20 Requests for the year spread among landscape and home modification and additions as well as requests to common area adjustments
 1. No denials occurred
 2. Several applications pending
 - c. Welcome New Residents – Phyllis Waldenberg
 - i. Lots of new members this year...over 20
 - ii. Phyllis continues to meet with new residents
 - d. Annual Summer Party – Phyllis Waldenberg
 - i. This year at the club
 - ii. Lots of food and easier to do than on a cul d’ sac
 - iii. Good turnout: 60 -70 members
10. Old Business:
 - a. Audit Requirement
 - i. Elections results not yet known
 - b. Election of Board members
 - i. Election results not yet known
 - c. Webmaster – Tom Spandel
 - i. This board did not ask for permission to send email notices
 - ii. You can unsubscribe at the bottom of a notice
 - iii. Can add any email address you want
 - iv. You will not get any ads
 - d. Lights not functioning at entry
 - e. SBCA would like TLVA to digitize records
11. NEW BUSINESS
 - a. New voting procedure implemented
 - i. Logging in members
 - b. Landscape committee being formed
 - c. Quarterly meetings not enough
 - i. Change to Tuesday to avoid conflicts at club

- d. Recognition – Patty Paterson
 - i. Departing members
 - 1. Patty Patterson
 - 2. Steve Hammond
 - ii. All volunteers
- e. Comments from Members
 - i. Formalize Landscape Committee
 - ii. Consider ways to buy the board dinner once a year
 - iii. Complaint about ARC requirements

12. Meeting adjourned prior to elections results 12:06 PM

13. NOTE: ELECTION RESULTS PUBLISHED LATER:

- a. 2021 minutes passed -58 yes votes 0 no
- b. 2023 budget passed – 48 yes votes 8 no 2 blank
- c. Waive 2022 Audit passed – 47 yes votes 12 no
- d. Board member James Lawson elected 58 yes votes
- e. Board member Shelia Twohey elected 55 yes votes
- f. Board member Chris Wolle elected 55 yes votes

Teal Lake Village Association 2022 Annual Meeting

Landscape Report

SUMMARY

- Another difficult year
 - o 4 supervisors in one year
 - o EE turnover and training difficulties
 - o Work not accomplished
 - o Management by reaction – chasing complaints
 - Expectations vs reality, Landscapers vs. Gardeners
- Cost increasing
 - o Limited cost increases (2.5%) per year for 4 years
 - o Now 15%
 - Gas
 - Labor
 - Inflation is more than 8.5%
 - o We are not getting what we pay for
- Cost history and 2023 projections
 - o 2021 = \$141,670 (2.5%)
 - o 2022 = \$145,302 (2,5%)
 - o 2023 = \$167,097 (+15%)
- Possible cost savings
 - o Find a new company ASAP
 - SBCA Gen Manager worked at it
 - Package of several villages and Club
 - No one was close
 - Lee Kitchel says he found one...maybe
 - o Cut out bed care - \$15,828 (-9.5% discount)
 - In 2021 the same service reduction was - 14% discount
 - Maybe NLS is hedging its discount offer
 - o Let native growth expand in common area - \$11,072 - 6.6% discount
 - Maybe under priced as well
- My recommendations:
 - o Dump bed care/pruning – source of most complaints
 - Home owner can individually contract for that care
 - Approx. 24 home opt out now
 - Can't give individual discount on dues
 - Care provider answers to Home Owner directly
 - o Continue search for better company

- Can cancel contract with notice
- Don't sink the sink without a lifeboat
- o Maintain cordial relations with NLS supervisor
 - Good guy with difficult task
 - He is working at it
- o Make very sure replacement company can do the work
- o Find ways to divide the work.... Committee good idea
- o Reconfirm Opt outs for pruning if appropriate
- o Add thatching to lawn care \$10 -\$15K

[Steve Hammond, 10/17/22]

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

Cash Position September 30, 2022

Operating Fund Cash		
Sound Com Bank Chk	\$ 28,120.60	
Total Operating Fund Cash		\$ 28,120.60
Reserve Fund Cash		
Kitsap Bank MMkt	\$ 6,293.38	
Kitsap Bank Checking	\$ 1,917.74	
Total Reserve Fund Cash		8,211.12

Total Cash 6/30/22		\$ 36,331.72
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Dues Receivable

As of September 30th we have \$482.00 receivable and \$5,576.00 prepaid. These amounts are at the close of the third quarter and do not include forth quarter dues.

Reserve Fund

We have contributed \$10,290.00 to the reserve fund, as we budgeted for the first three quarters. The fund has also earned \$2.31 in interest. The fund has had \$2,081.19 expenses. That leaves the fund with \$8,211.12 in assets. The fund was started this year with a zero balance, our current funding percentage is 23.7% (\$8,211 / \$34,600).

Dues Increase

Quarterly dues are estimated to be \$532 per lot, a 10.4% increase. The main component is landscaping, which we expect to rise by 15.6%. Since the members have consistently voted to waive an independent financial audit, omitted it from the budget, a savings of \$6,000 or roughly 3%.

Submitted by,
Tom Sprandel
Treasurer