

Teal Lake Village Association
Special Meeting of the Board of Directors
December 1, 2022
The Bay Club, Port Ludlow
Minutes

1. Call to Order: Called to order at 10:02 AM.

2. Establish Quorum: Board members James Lawson, Claus Svendsen, Tom Sprandel, Sheila Twohey and Chris Wolle were present; there were no absences. Thirteen general members were also present, see attached attendance list.

3. Approve Agenda: The agenda was approved unanimously.

4. Approve Minutes: Sprandel moved to correct the 10/27/22 minutes replacing \$12,000.10 with \$1,200.10. Svendsen seconded and the minutes were unanimously approved as corrected.

5. Officers & Committee Reports:

5.1 President:

Sheila Twohey advised us that we can sign up for Jefferson County emergency alerts on the NIXLE system.

<https://www.jeffersoncountywv.org/county-government/departments/homeland-security-and-emergency-management/nixle>

Sheila also called for volunteers to join the board. In particular, we will be losing our treasurer at the end of this board year.

Sheila also requested that homeowners submit the names of tradesmen they have used and liked. The names will be shared with all members.

5.2 Landscaping Committee:

Chris Wolle reported that the committee had been meeting weekly since the last meeting and that they are pursuing two simultaneous forks.

- One, remain with the current contractor, but implement a tracking system to gather data on performance and pursue improved performance.
- Two, seek a new contractor. He stressed the need to develop a clear specification to use in soliciting quotes.

See the attached "Landscaping" report, attached.

5.3 Treasurer:

Sprandel confirmed that 2023 dues will be \$532 per quarter as approved at the annual meeting.

6. Old Business

6.1 Broken drain on narrow common between 192 and 214 Seaway Place :

James Lawson reported that the drain is fixed for a total cost of \$139.03. He bought the parts himself and used Joseph Collier Landscaping for the labor. We had had quotes as high as \$1,600! Thanks James.

6.2 Dead tree in common near Lot 91, 112 Clear View Pl:

Sheila Twohey reported that Yeoman Tree Service has removed the dead 14 inch diameter hemlock for a cost of \$436.40. We had had quotes as high as \$1,200. Thanks Sheila!

6.3 Landscape Opt-Out List: Chris Wolle reported that he is working on this and expects to present a list of options soon. All owners will have the opportunity to opt out of items on the list.

6.4 Check Signing Authority: Tom Sprandel reported that he expects to have this done soon.

6.5 Light out in front entryway: Light has been fixed. Have not received bill yet.

6.6 Sprinkler broken at front entryway: This will be reviewed in the Spring. Sprinkler timers are battery activated.

6.7 Flooding from sprinkler:

It was reported that there was flooding in the stree around 20 Sea View Terrace last winter. It is not happening now.

7. New Business

7.1 Broken Trail Post: Located on trail between Sea Vista Terrace and Seaway Place cul-de-sac. Lawson reported that he expects to set the posts in concrete.

7.2 Storage Locker: No action has been taken, Twohey and Sprandel will investigate.

8. Member Comments: Again, there were many comments about landscaping.

9. Adjournment: The meeting was adjourned by unanimous agreement at 11:43 AM.

10. Next Meeting: Monday, 1/16/23, 10 AM, Board of Directors

Drafted, 12/10/22, Tom Sprandel, Secretary-Treasurer

Rev A, 12/11/22, Tom Sprandel, Corrected typo in 5.3: 2023 dues are \$532 per quarter.

Special.
Teal Lake Village Association
Board Meeting -- Attendance Record

Date 12/1/22

Name (Please Print)	Name (Please Print)
<input checked="" type="checkbox"/> Tom Spandel	Gil Skinner
Annie Horner-Tipton	<input checked="" type="checkbox"/> James Lawson
Jim Tipton	<input checked="" type="checkbox"/> Sherla Towhey
STEVE GARDANAN	<input checked="" type="checkbox"/> Chris Walle
PEGGY THUOTTE	[Claus Svendsen]
Deborah Bozanich	
Bob & Ann Wilcott	
Suzie + Dan Darrow	
* Chuck Gerstenberg	
Chris Spagle	
Dwain Shadlock	
Rhett & Glenn Waldenberg	
* Cheri Gustafson	

LANDSCAPING

A FORK IN THE ROAD, AT TEAL LAKE

1ST FORK IS REHABILITATE RELATIONSHIP W/ NLS

2ND FORK IS FIND NEW CONTRACTOR OR CONTRACTORS

1ST FORK ... REHABILITATE EXISTING CONTRACTOR

MET W/ PROJECT MANAGER, HIS MANAGER & 3RD MANAGER OF SPECIAL PROJECTS TO DESIGN A SUITE OF TOOLS TO STREAMLINE & IMPROVE SERVICE & RESPONSE TO PROBLEMS ...

- HANDED THEM RESPONSES TO SERVICE QUALITY
- INCIDENT REPORTING SYSTEM
- IMPENDING SERVICE NOTIFICATION
- ENHANCED OPT OUT SYSTEM
- ACCOUNTABILITY
- COMPLETE RESET OF TLVA / CONTRACTOR RELATIONSHIP
- NOISE REDUCTION (CALLS & CONTROLS)

2ND FORK ... NEW CONTRACTOR

ANALOGY: 1) HOME OWNER RUNNING UP BILLS 4,8
2) ORDER COOKBOOKS B/C YOU PAY THE BILL

HAVE HAD WEEKLY 2 HR MEETS W/ LANDSCAPE COMMITTEE MEMBER EVERY WEEK SINCE THE LAST BOARD MEETING TO DEVELOP:

- COMPREHENSIVE SET OF SPECIFICATIONS WHICH WILL ALLOW US TO SEND OUT REQUESTS FOR BID TO CONTRACTORS
- REWRITE EXISTING CONTRACT MODIFYING TERMINATION CLAUSE
- ANALYSE CONTRACTOR PAST PERFORMANCE
- DEVELOP ACCOUNTABILITY TOOLS
- SEND OUT RQBS'S

NOTES: YOU MAY SEE US WALKING AROUND YOUR PROPERTY ... THIS IS NECESSARY OVERSIGHT FOR MANAGEMENT OF THE FACILITY

NOTES: GLENN WALLEMBERG - PAST TLVA LANDSCAPING CHAIR
DICK MERRYHEW
DAVE HANSON
MYSELF.

[Chris Wolle, 12/1/22]

3-0235 — 50 SHEETS — 5 SQUARES
3-0236 — 100 SHEETS — 5 SQUARES
3-0237 — 200 SHEETS — 5 SQUARES
3-0137 — 200 SHEETS — FILLER

COMET