

Teal Lake Village Association
Meeting of the Board of Directors
May 29, 2023, 1 PM
Bay Club, Port Ludlow, Washington
MINUTES

1. **Call to Order:**
 1. Sheila Twohey, President & Chair, called the meeting to order at 1:00 PM.
2. **Establish Quorum:**
 1. All five board members were present: Sheila Twohey, Chris Wolle, Claus Svendsen, James Lawson and Tom Sprandel. In addition, many general members were present, see the attendance list below.
3. **Approve Agenda:**
 1. TLVA_2023-05-29_Agenda-B Approved
4. **Approve Minutes:**
 1. MOTION: Approve minutes of 4/17/23, Revision A. The motion was approved
5. **Presidents Report -- Sheila Twohey**
 1. James Lawson Resignation acceptance Accepted
 2. Appoint David Hanson as a director to fill out the remainder of Lawson's term. Appointed
 3. Appoint Lee Kitchel as an Agent of the Board Appointed
6. **Treasurer's Report -- Tom Sprandel**
 1. Operating fund cash was adequate as of 4/30/23. We have an additional Pond expense of \$2,216 which will need to be paid from the reserve; the bill was for a required assessment by a vendor. The reserve will not increase much in the second quarter because of the pond expenses.
7. **ARC Report -- Sheila Twohey**
 1. Composting: The SBCA is not writing any new regulations to control composting. Members must make sure that closed compost bins (not compost piles) are concealed from view and that they do not attract pests or create noxious smells.
 2. Signs: SBCA issued a blanket sign permit for the recent garage sale. Signs are also permitted on the public right away, following County guidelines.
 3. Proposed Design Standard for Outdoor Fires sent to SBCA Board for review.
8. **Landscaping Report – Chris Wolle**
 1. Landscaping Chair reports that NLS is behind due to weather. Thatching and Aeration complete but required more time in wet areas before mowing. Mowing on Sea Vista Terrance to be addressed later
 2. Motion to use chemical application to common areas West of Outlook; East of Seaway place; West of Sea Breeze and North of Sea Vista Terrace not to exceed \$800 Approved unanimously.

9. **Pond Report -- Claus Svendsen**

1. We need another meeting with Bayview Village to discuss progress on the planting project.

10. **Welcome Committee Report -- Phyllis Waldenberg**

1. Reports we have new members on 13 Outlook and 114 Crest View

11. **Old Business:**

1. Investigate mole treatment.
 1. Wolle – NLS has been dropping Mole Gummies in holes to stop mole infestation
2. Common Area Restoration.
 1. Waldenberg – requests funding for Common Area corners to clean up, mulch, and plantings to update. Move forward by splitting up activities. Last done in 2020
3. Firewise Program:
 1. Kitchel to lead exploration of the Firewise program. This effort will be clearing of highly flammable tree branches, brush and debris on Teal Lake Road between Crestview Drive and Woodridge Drive. Major Issue. Approved
4. Preparation for 2024 Budget
 1. Sprandel notes that must be done 60-90 days prior to the annual meeting. Will need good landscape estimate since it is 80% of costs
5. Exposed Landscaping Drains:
 1. Wolle reports issues corrected
6. Summer Party: Confirm intent to have one and set a date.
 1. Waldenberg - Still working on plans. To be announced
7. Mailbox Replacement Parts
 1. Twohey reports purchasing 3 new replacement locks for repair and that our postman has additional 12 if need to be swapped out
8. Landslide Area Signs
 1. Twohey reports additional Danger signs have been purchased and will be place on slide area behind Sea Vista Terrace
9. Village Records
 1. Sprandel suggests high speed scanner to digitize records that were moved from SBCA
10. Common Area Encroachment
 1. Rough areas in common areas continue to encroach on grass. Weed eaters' solution don't work but a WA state approved chemical application can do better by creating an approximate 10" edge dead zone to keep encroachment under control without damage to Daffodils, etc. Discussion of topic

12. **New Business**

1. Public Notice of Limited Common Area Changes:

1. Move that ARC requests affecting the Limited Common Areas will be published, and that sufficient time will be allowed for member comments

2. Email Messaging Service:

1. We need a new messaging service plan. We are using a free MailChimp account, but are delaying important messages because we are exceeding the allowed number of messages (1000 per month.) Hanson to investigate and recommend new Email Service

13. **ARC Requests to top trees:**

1. Younger et al. - Conditional Approval requiring obtaining all permits needed, report from certified arborist stating extent of topping will not affect health of trees, work done by professional trimmers and abatement measures to be announced later.
2. Rees et al - Conditional Approval requiring obtaining all permits needed, report from certified arborist stating extent of topping and limbing up will not affect health of trees, work done by professional trimmers and abatement measures to be announced later.

14. **Change Date of Annual Meeting to November**

1. Approved to 11/13/2023 3-5pm

15. **Member Comments:**

1. On going discussion about landscaping issues. Common Area behind Sea Vista Terrace and Seaway major issue

16. **Executive Session**

1. The board went into executive session at 3:20 PM. The purpose was to protect the privacy of homeowners regarding a recent yard fire and regarding unacceptable yard maintenance around a vacant house.
 1. Move to send a warning letter to the homeowner involved in the outdoor fire. Passed unanimously
 2. Move to contact the owner of the vacant house as listed in county records (a testamentary trust) and inform them of the situation. Passed unanimously
 3. Violations concerning early garbage presence on street

17. **Open session was resumed at 3:45 PM**

18. **Adjournment:** Adjourned unanimously at 4:13 pm

19. **Next Meeting:** Next regular meeting is 7/17/23.

First Draft, 6/2/23, Dave Hanson
Rev-A, 6/9/23, Tom Sprandel
Rev-B, 6/9/23 David Hanson
Rev-C 6/12/23 Hanson