

Teal Lake Board Meeting
July 22, 2023 10 am Bay Club

1. Call to Order:

At 10:02am July 22, 2023

2. Establish Quorum:

Quorum established

3. Board members present:

Sheila Twohey, Tom Sprandel, Chris Wolle, Claus Svendsen, David Hanson. Missing Lee Kitchell Board Agent

4. Approve Agenda:

Motion and Second to approve. Vote unanimous

5. Approve Minutes: of 5/29/23, Revision D

Motion and Second to approve. Vote unanimous

6. President's Report -- Sheila Twohey

1. Board member for next year

Cheri Gerstenburger, Glenn Waldenberg, Dick Meryhew to run for next year HOA board

2. Emergency Block Captains

*Still needing block captains for Outlook Lane, Upper Crestview, Sea Vista Place
Lorrie Hickel to be added for SeaWay Place*

3. Resignation of Tom Sprandel as Secretary

Resignation received

4. Motion to Appoint David Hanson Secretary

Moved and Seconded. Vote unanimous

5. Motion to Appoint Cheri Gerstenburger as a board member to the current board.

Moved and Seconded. Vote unanimous

7. Treasurer's Report -- Tom Sprandel

Quarterly Report 6.2 Cash Flow

See Attached

8. ARC Report -- Sheila Twohey

1 Limited Common Area Requests - status

ST reports on Sea Vista Terrace tree topping projects still requiring some documentation and permits needed.

2. Member ARC Applications

ST reports 3 applications received concerning landscaping, deck and drain projects by homeowners

9. Landscaping Report – Chris Wolle

Lawn Care

1. Commons lawn juncture edging not in old or new schedule, (Nov, Feb)

Common area bed trimming will only take place twice as encroachment project

2. Mow types: lawn, commons, field

Field mowing activities will now be classified as common area mowing

3. Watering: check your controllers, fix sprinkler heads

CW reminds homeowners to learn to run sprinkle setting, also check their sprinkler heads

Work on facility

1. Firewise: underway, possible help from state

Information indicates there maybe some State funding for Firewise work.

2. Common area cleanup proposed project mostly funded by NLS

CW reports that funding for cleanup in common area will be redirected from unused resources from NLS. Funds to be used until exhausted.

3. Staffing: NLS boosted staffing this past month and till trimming done

NLS will be running extra crews to complete trimming/pruning in homeowners beds

Miscues

1. Sprinkler project at lower entrance

CW reports that there three sprinkler zones in entrance. 2 are in operation, 1 has been abandoned

2. Hidden areas found (lower meadows, upper skirts)

Areas behind Sea Vista Terrace have been attended to and will continue as common area mow.

3. How commons areas missed

Sea Vista Terrace common area issues caused by communication between NLS crews and NLS management about the nature of the mow type servicing

Communications

1. Jessie now receiving mack forms direct

Complaint form entries now directly to NLS representative

2. FAQ up

FAQs now listed under Landscaping folder on TLVA website. New entries made by questions asked.

3. Landscape not reviewing all info from everyone

Discussed complaint emails are sometimes not responded to if information is covered in out published sources

4. Hiring Landscape Manager and Soliciting Landscape Bid (PLM)

CW reports bids will be entertained from NLS and PLM. Property Manager possibility still but hard to find resources

10. Pond Report -- Claus Svendsen

1. Status –

CS reports hold on new abatement plantings held until change in season to help planting survive

CS to communicate with Bay view new board on current plans

11. Welcome Committee Report

1. Ratify vote to appoint Michele Smith as agent of the Board to serve as Welcome Committee Chair

Moved and Seconded. Vote unanimous

2. Summer Party is scheduled for TUESDAY, August 15, from 4-6pm

Time change to 5-7pm to accommodate working homeowners

At this time only 2 RSVP. Discussed more email notification

12. New members

Patricia & Hampton Stewart new homeowners in lot 57

MS reports 5 houses in TLV on market

11. Old Business

1. Common Area Restoration.

Shrubs marked to be removed. Planting/replacement on hold till weather better for young plants. Estimate from Santos Pablo for 5.6k. Estimate for cleanup, new plants, bark, gravel installation and removal of debris. Put on hold till NLS work on commons complete

2. Firewise

Permit from Dept of Public Works, \$300 permit fee. ST reports paperwork started. Still waiting for fee info from Dept of Public Works (approx \$400). Second contractor site visit set for July 24th, still waiting on other contractors contracted. Barrans Tree Works estimate 18.5k. DNR report confirms area along Teal Lake Road is a Fire Risk. Included prescribed treatment plan for addressing. Includes, thinning, pruning and removal ladder fuels. LK/ST have a list of contractors referred by DNR. LK to get bids which DNR requires for financial assistance. Determined the area involved is 2.3 acres.

3. DNR Site Visit

Addressed above

4. Contractor site visits

Addressed above

5. Program: Preparation for 2024 Budget

TS reports finalizing 2024 budget needs to be done in August to accommodate time deadlines for Annual Meeting packets

6. Village Records

ST reports she still in possession of stored document. Low priority at this time.

7. Vegetation Management Plan

Some links outdated on document

8. Landslide Area Signs

ST reports signs still missing with some removed. Safety issue as no machinery or foot traffic allowed 15' from cliff edge in high slide area. Discussion on how to make signage more permanent.

9. Changes:Email Messaging Service

DH to setup new messaging service. TS to then send add mailing list once account is setup.

10. Unoccupied House

*Landscape worker was at the House for at least two days working to clean up the property.
There is a big improvement. No other action to be taken by board*

11. Annual Meeting November Approved to 11/13/2023 3-5pm

12. New Business

1. Transformer Boxes

ST in discussion with County and PUD about need to clear vegetation around transformer boxes. Must have no vegetation 10' in front and 3' on sides. We have seven transformer boxes in the common areas as well as about a half a dozen or so on private lots, Low priority but should be in new budget

2. Website Review

Motion and Second to approve new ARC documents to TLVA website. Vote unanimous TS reviewed TLVA with attending, including how to find the current county information on the lot ownership and information links for both SBCA and TLVA links

13. Member Comments:

Discussion on landscape thatching – to be done once more this season.

Doug Smith points out that vegetation behind slide area signs needs to be addressed. Just leaving the area unattended will lead to fire danger and would be an eyesore.

Discussion on plants used for Pond

14. Adjournment:

Adjourned at 11:57pm

15. Next Meeting:

Scheduled August 21, 2023 10am Bay Club

Submitted by,
David Hanson, Secretary

SIGN-IN SHEET

Teal Lake Village Board Meeting

DATE: July 22, 2023 _10 AM

NAME	NAME
Tom Sprandel	Dick Merken
Marie Sprandel	Claus Sprandel
Christine SAGLE	David Larson
Chuck Gerstenberg	
Cheri Gerstenberg	
Michelle K. Smith	
Waldenberg Rhylis & Glenn	
Esther & Dan Darrow	
[Signature]	
Doug Smith	
Lynn Asher	
Ed Harrington	

Teal Lake Village Association
Treasurer's Report
July 22, 2023

Cash Position June 30, 2023

Operating Fund Cash		
Sound Com Bank Chk	\$ 37,584.73	
Total Operating Fund Cash		\$ 37,584.73
Reserve Fund Cash		
Kitsap Bank MMkt	\$ 13,266.78	
Kitsap Bank Checking	\$ 1,917.74	
Total Reserve Fund Cash		15,184.52

Total Cash 6/30/22		\$ 52,769.25
		=====

Dues Receivable

As of 6/30/23 we had A/R of \$250 for document preparation and no homeowners overdue. We had dues paid in advance of 3,421.00 for a net prepaid balance of \$ 3,171.00. These figures do not include third quarter dues.

Reserve Fund

The reserve fund closed the Second Quarter with assets of \$13,647.54. We had Pond expenses of \$3,973.98 and a tree removal of \$1,091.00. Our quarterly contribution rate is \$3,548.00, so we did not make any contribution this quarter. (The reserve owes the operating fund \$1,536.98 for the second quarter which shows up in A/R). We will be paying another \$1,082 for mowing which will show up in 3Q statements.

Submitted by,
Tom Sprandel
Treasurer