

**TEAL LAKE VILLAGE ASSOCIATION
ANNUAL MEMBERS MEETING
1 September 29, 2023
MINUTES**

1. Call to Order by Sheila Twohey at 3:02 pm.
2. Establish Quorum – Hanson reported a quorum present with 60 ballots, 31 physical attendees, and 4 board members present: Sheila Twohey, Tom Sprandel, Chris Wolle, David Hanson. Missing : Cheryl Gerstenberger
3. Motion to approve October 17, 2022 Annual Meeting Minutes by Wolle, second by Hanson - passed unanimously.
 - a. No floor nominations for ballot
4. President's Report
 - a. Jefferson PUD –
 - i. Formal request to trim trees on Paradise Bay Road to Crestview Drive. This is the area where trees are growing into the telephone wires. No time frame.
 - ii. Transformer boxes PUD to do trimming located on common areas and private lots. Owner may do the work but no digging.
 - b. East Jefferson Fire and Rescue -
 - i. Fire Hydrants : International Fire Code requires a 3 foot clearance around the circumference of the hydrant -owners should keep the area clear.
 - ii. Guidance on reducing fire risk on tract F, including Firewise.org
 - iii. 2023 Fire and Rescue Fest on October 14th in Port Townsend
 - c. Department of Public Works -
 - i. Request to trim the foliage at the corner of Paradise Bay Road and Teal Lake Road to decrease accident risk, due to poor site line. No time frame.
 - ii. Guidance on the fire risk on tract A and E off of Paradise Bay Road. DPW felt low fire risk in the area because that area tends to stay wet.
 - d. The Department of Community Development
 - i. Revising the landslide hazard risk on 7 properties on Seaview Terrace changed from a high risk to a no risk to moderate risk range now.
 - ii. Advice re: opinion of fire risk off of Paradise Bay Road in the landslide hazard area - Because there is a landslide risk, they don't want us removing vegetation in the area that's needed for slope stability . Vegetation should be lower rather than higher
 - e. State Department of Natural Resources
 - i. Site visits for the forested areas on tracks C, E and F.
 - ii. Presentation at the Bay Club on fuels reduction on the project on tract F Firewise on August 29 - 100 people attended, 25 from TLV
 - f. Other Topics
 - i. **Disaster Preparedness** -missing emergency block captains on Sea Vista, Outlook Lane and Upper Crestview Drive. **Village Garage Sale** same day as the SBCA garage sale - 30 homeowners participating. **Summer party** at the Bay Club on August 13 - 40 people attending. **Newspaper boxes** -3 left. 1 refurbished, 1 cleaned, 1 in poor shape. **Emergency signs for yard** – Available Department of Community

Development PT. **Mail Boxes** - purchased 3 lock and key sets.
Mailman additional sets. **Contractors** - Asking for recommendations.

5. Financial Report

a. *See File Attached*

6. Landscape Report

- a. New contract \$161,600. 3% increase. Contractors willing to 3% percent increase the next two years if contract extended. Communications with NLS tremendously improved. Received double ASL treatment this year in combination with more soil amendments, specifically , to keep down the moss in the lawns. Have number of landscaping project projects but no funding. Firewise project number 1 priority.

7. ARC Report

- a. Common area requests on website. Comments can be made to the board
- b. 1 common area request to remove dead branches off a tree- 3 to remove danger trees - 3 requests pending 2 of which involve getting permits
- c. Private lot requests -13 requests for landscape/home repairs. Approved
- d. Design standards 7.2- available online SBCA website
- e. New design standard outdoor fireplaces /barbecues. Check design standard for wording.
- f. Fire safety - No permits needed for tree limbing up 6 ft from the ground and trees within 5 ft of house or overhanging roof/porches.
- g. Homeowners required to trim tree branches that are hang over sidewalk lower than 6 ft

8. Pond Report

- a. Pond *Plan* for this year to introduce plants/animals to compete with weeds. Planting around 100yr overflow. Currently 3 mowings/yr.
- b. TLV pays 62% of the cost. Pipe inspections maybe \$18k every 20 years. Potential dredging every 5/10 years estimate \$12k. 2022 spending -\$2,061. 2023 to date 5,036.
- c. Anticipated Expenses - 2024 Mowing \$5.1k, Pipe inspection and irrigation 14k+, removal of brambles/invasive tree roots, Dredging <5/yr due to water level

9. Welcome Committee Report

- a. Thanks to Phyllis Waldenberg and Michelle Smith
- b. Welcome packets delivered to new homeowners
- c. Any new owner can request packet from TLVA

10. Annual Summer Party

- a. Thanks - Michelle Smith, Jere Sheldon, Patty Patterson, Mia Torres and Bay Club staff. 40 attended

11. Old Business

- a. Audit Requirement (waived)
- b. Election of Board Members
- c. Cheryl Gerstenberger, Dick Meryhew, Glen Wallenberg, Randy White and David Hanson.
- d. Webmaster - transfer in process
- e. Digitizing Records still in process
- f. Vegetation Management Plan Update still in process

12. New Business

- a. Special Assessment for Firewise Project
 - i. Assessed fire risk
 - ii. Treatment - limb up 10 feet and space trees
 - iii. Remove brush\ladder fuels
 - iv. 3 contractors bids. Bids to DNR
 - v. GeoTech survey and permits needed
 - vi. Email sent to Crestview. Notices out to homeowners. Community presentation on website.
 - vii. Assessment due Jan 1 (failed)
 - viii. Funding distributed through reserves
- b. Recognition
 - i. Absent and transplanted voices - Jen Buck, Stephen/Lois Hammond, Peggy Ponto, Steven/Tanya Gardner, Bill Van Ray, Jennifer Phillips, Robert/Pam Wolcott. Doug Shiebel and Franco/Sue Robba.
 - ii. New Voices - Harold/Patricia Strong, Lynn Asher/Ed Harrington, Virgil/Mary Morgan, Hampton/Patrica Stewart, John/Mary Beth Lynch, Randy White, David/Tiffany Kramer, Philip/Joellen Steffen, Patricia/Scott Clemen.
 - iii. Voices no longer with us. Mac MacGoughian, Dave Bobanick, Stewart Colpitts, Roger Ponto, Barb Skinner
- c. Election Results
 - i. Ballot item 1 - 2022 meeting minutes - approved. Votes 59 yes 0 no
 - ii. Ballot item 2 - 2024 Operating budget - approved. Votes 52 yes 7 no
 - iii. Ballot item 3 - Audit for the financial statements waived - approved Votes 49 yes 10 no
 - iv. Ballot item 4 - Special Assessment Firewise - approved (reversed to failed) Votes 41 yes 19 no
 - v. Board members elected
 1. Dick Meryhew 54 votes
 2. Cheryl Gerstenberger 55 votes
 3. Dave Hanson 56 votes
 4. Glenn Waldenberg 54 votes
 5. Randy White 50 votes

13. Member Comments

- a. Firewise project was actually started, over four or five years ago. Why now?
- b. Grasses growing along Paradise Road are a fire hazard also

14. Adjourn Meeting at 4:43 pm

POST ANNUAL MEETING EXECUTIVE SESSION of New Directors

Chris Wollé resigned position on the Board of Directors.

Director Assignments:

President: Dick Meryhew

Vice President and ARC: Sheila Twohey

Secretary: Dave Hanson

Treasurer: Cheri Gerstenberger

Pond Chair: Randy White

Landscape Chair: Glenn Waldenberg

Attached File:

Teal Lake Village Association
Treasurer's Report
September 29, 2023

Cash Position August 31, 2022

Operating Fund Cash		
Sound Com Bank Chk	\$ 43,408.91	
Total Operating Fund Cash		\$ 43,408.91
Reserve Fund Cash		
Kitsap Bank MMkt	13,274.05	
Kitsap Bank Checking	1,917.74	
Total Reserve Fund Cash		15,191.79

Total Cash 6/30/22		\$ 58,600.70
		=====

Dues Receivable

As of August 31st we have \$536.00 receivable and \$4,256.00 prepaid. The third quarter was not yet closed.

Reserve Fund

We started the year with \$11,643.50. As of 6/30/23 the balance was \$13,266. We accrued \$7,056 dues in the first half of the year and also received \$13.02 in interest. Expenses were \$ 3,973.98 for the pond and \$1,091.00 for tree removal.

Dues Increase

Quarterly dues will be \$548 per lot, a 3.0% increase over 2023. Of this quarterly amount \$38 will be applied to the reserve fund.

Submitted by,
Tom Sprandel
Treasurer