

TLVA Workshop 10/24/2023 2 p.m. - Bay Club

- 1) **Board Members Present** – Meryhew, White, Gerstenberger, Waldenberg, Hanson. Absent - Twohey.
Homeowners Present – Phyllis Waldenberg, Fran Wickeham., Lee Kitchell, Marie Sprandel, Chuck Gerstenberger
- 2) **Google Chat for board communication.**
 - 1) Hanson suggests using Google Chat to store and share documents, allowing for real-time collaboration and easy access to files. Has separate ‘spaces’ for activities. Meryhew suggests setting up a separate session to work with Google Chat application once participants have a chance to access.
- 3) **Find attorney for HOA legal issues.**
 - 1) Meryhew suggests potential benefit of having an attorney available to review contracts and provide legal advice, recommending a law firm specializing in HOA law. Board discussed potential lawyer names and resources.
- 4) **Scheduling board meetings for TLVA.**
 - 1) Agreement to schedule monthly board meetings on a specific day of the month. Speakers discussed possible dates, Meryhew requests input from members schedules the third week of November for planning purposes. Subsequent meetings the second Wednesday of each month.
- 5) **Committee for landscape contracts & other contracts.**
 - 1) Waldenberg proposes committee established to help landscape chair review contracts annually and to handle landscape-related tasks. Discussion on committee structure: combined contract and landscape committees vs. separate contract and landscape committees. Discussion - Committee provision to be written into TLVA bylaws.
 - 2) **Motion** Waldenberg – Create initial committee with the committee members to be named as Special Agents of the board. Motion seconded by Hanson– **Passed unanimously**. Glenn Waldenberg to be chair of committee with *Special Agents* to be *Phyllis Waldenberg, Chuck Gerstenberger, Mary Ellen Meryhew*.
- 6) **Special Firewise assessment.**
 - 1) Board members discussed potential special assessment to address fire risk management with budget requirements. Discussion around funding solutions for depleting reserves, and the potential second assessment election with concerted effort to inform homeowners of the fire risk in their community. More definitive discussion at the next board meeting.
 - 2) **Motion** Meryhew - Form committee with homeowners individuals to discuss Firewise initiatives and any potential special assessments for fall. Motion seconded by Hanson – **Passed unanimously**. Committee to be chaired by board Vice President Shelia Twohey, *Special Agents* to be *Lee Kitchell, Fran Wickeham, Chris Wolle*.

7) **Managing community pond and costs.**

- 1) TLVA offered to become more involved to help BayView Village board address pond issues. Discussion on environmental issues, water quality testing and maintenance. TLVA paying 62% of costs, not assuming liability but management responsibility will remain with BayView Village. Past challenges with limited budgets and conflicting priorities. Discussion around potential solutions for algae growth in a waterway including live plants and animals. Important to maintain relationships with BayView board and communication.

8) **Miscellaneous Discussion**

- 1) Discussion of water usage and irrigation charges in TLV.
- 2) Landscape chair to improve communication and follow-through. Landscape contract expiring at end of 2023 with options for renewal or termination.

9) **Adjourned**