

# TEAL LAKE VILLAGE

## BOARD OF DIRECTORS MEETING

JANUARY 30, 2006

BOARD MEMBERS PRESENT: Carol Katuzny, Dave Wheeler, Gary Moore, Luanna Cooke, Tom Kingston, and Marg Haverstick. Dave Bobanick was not present.

GUESTS PRESENT: Bob Forster, 85 Sea Breeze Lane; Robyn Shackelford, 82 Sea Breeze Lane; Terry and Caroline Rawlings, 94 Sea Breeze Lane; Dick Rudy, 186 Seaway Place; Russ Reid, 64 Sea Vista Terrace; Bob Duncan, 35 Outlook Lane; Soozie Darrow, 110 Sea Vista Terrace; Lois Ruggles, 125 Seaway Place; Millie Kyle, 246 Crestview Drive; Bill Cooke, 216 Seaway Place; Frank Wickeham, 194 Crestview Drive; Bill Browne, 113 Outlook Lane, and Gina Carlson, 14 Sea Vista Terrace.

President, Carol Katuzny, called the meeting to order at 3:30 p.m.

It was moved and seconded to accept the minutes as written of the November 14, 2005, meeting. The motion carried.

**Financial Report:** Tom Kingston reported that through December 31, 2005, TLVA has collected \$173, 977.33 in homeowner's dues and interests. This is under the budgeted amount by \$803.00. Expenses for 2005, through December 31<sup>st</sup>, were \$159,680.00. Expenses were over the budgeted amount for 2005, by \$2,495.00. Overall, for the year 2005, we were \$3,298.00 over budget. The deficit is due partially to uncollected dues and additional landscaping work not covered by the contract. TLVA net worth, as of 12/31/05, is \$60,467.76, total cash and bank accounts.

**ARC Report:** Marg Haverstick and Tom Kingston approved an ARC permit, in December of 2005, for the installation of two satellite dishes at the home of Garth Sherman on Sea Vista Terrace. In January of 2006, Marg and Tom received correspondence from Bobbie Collins in reference to cutting the alders at the back of property owners' lots along Sea Vista Terrace. The alders are on county property, and Bobbie contacted the county to get approval. This correspondence is filed in the TLV ARC binder.

**Landscape Report:** In Dave Bobanick's absence, Carol Katuzny reported that our landscapers are busy trimming debris out of the common areas. The comments, for the most part, concerning the landscapers, have been very positive. Carol reported that the PLVC and the SBCA reports can be read in The Voice, but we are still looking for someone to represent TLV at both of these meetings. The PLVC and the SBCA reports are also available on our new website address: [www.plvc.org/teal/teallakehtm](http://www.plvc.org/teal/teallakehtm).

OLD BUSINESS:

It was suggested that we add Frank Mitchell's name to our new website, as our TLV Emergency Contact.

We are presently looking for a Social Chairperson for TLV. Jim Richards will help with the

golf tournament only. We also need suggestions for social events.

TLV is involved in an upcoming foreclosure on a Crestview Drive property. There is a lien on the property due to the fact that the property owners are not paying their dues. Gary Moore will be at the Port Townsend hearing on February 17<sup>th</sup>, and Carol Katuzny will continue her efforts to contact the attorney.

There was a lengthy discussion concerning the proposed purchase of security mailboxes in TLV. Dave Wheeler brought attention to a recent newspaper article concerning stolen mail in the area. It was reported by several residents that there was evidence of mail or mailbox tampering. One resident reported seeing a man walking up and down the street opening mailboxes. When confronted, the man left without explanation. The Port Hadlock Post Office is now locking their doors on weekends due to vandalism. Several TLV residents, who were unable to attend our board meeting, sent letters addressing their concerns about the safety of our mail. We need to survey the TLV residents and obtain more feedback. A committee was formed, consisting of Caroline Rawlings, Bob Forster, Dave Wheeler, and Gary Moore.

Carol reminded us that it would be very helpful to everyone if all board members would write a job description. Carol will await your reply.

#### NEW BUSINESS:

Carol Katuzny reported that TLV had many positive comments during the Presidents' SBCA meeting. It has been highly recommended that there be a general meeting for SBCA to address the Bay Club expansion. Bill Browne announced that the expansion plans may be delayed, and that it might be explained to us at the annual meeting. A proposal should be ready by the next meeting.

It has been suggested that we introduce an electronic Teal Squeal. It would go out to the TLV homeowners four times a year. A survey will be taken concerning this matter.

We have a three-year contract with Millennium Cable. It was signed in May of 2005, and will expire in May of 2008. We are encouraged to call Millennium and ask if they are planning to convert to HDTV by 2009. Mike Keefe talked with a Millennium representative last year to negotiate a new contract.

Most of the open discussion from the floor centered on the mailbox issue; however, Lois Ruggles addressed the issue of the construction on Lot # 74. Her questions were:

Does the PLA have ARC permission?

Was the permission for that specific design ("Shaw") "grand fathered" in?

Is the PLA following the CC&R's?

The committee will keep us informed concerning these issues.

It was moved, seconded and approved that the meeting be adjourned at 4:55pm.

Respectfully submitted,

Luanna Cooke, Secretary

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