

TEAL LAKE VILLAGE ASSOCIATION
Board of Directors Meeting
February 25, 2008---BAY CLUB---3 PM

As approved by TLVB at March 24, 2008 Meeting

Call to Order: The meeting was called to order at 3:30 pm by President, Mel Caskey

The following Board members were in attendance. A quorum was determined.

Mel Caskey: President
Dan Clinkenbeard: Treasurer
Russ Michel: Secretary
Simeon Baldwin: ARC
Dick Allyn: Landscape

The following TLV residents were in attendance:

Bev Browne
Fran Wickeham

Minutes – Russ Michel: TLV Annual Meeting Meetings from December 05, 2007. Two corrections were noted. M/S/C to accept minutes as corrected. It was noted that by accepting the TLV Annual Meeting Minutes, that the TLV Board of Directors was now official.

Noted by Mel Caskey that Luanna Cooke's efforts in providing very detailed minutes of the Annual Meeting were very much appreciated.

Treasurer's Report – Dan Clinkenbeard:

2007 Financial Highlights:

- Budget income \$176,860 vs. \$176,015 actual
- Budget expenses \$183,666 vs. \$185,908 actual
- Cash balances in AMB checking, money market, and CD were \$45,128 on 12/31/2007 vs. \$55,019 at end of 2006. The draw down in cash reserves was previously planned. With cancellation of the Broadstripe contract, cash balances will increase. It is expected that this will allow TLV dues to remain level for several years.

Regarding delinquent property in arrears of quarterly dues payment, it was reported that there is movement to resolve this long-standing problem. More information to be provided at March 24th meeting.

Drainage pond shared with Bayview Village: TLV share in pond maintenance is 62% based that 89

TLV lots that drain to this pond. Current plans call for pond to be dredged this summer with subsequent inspection by a civil engineer. The pond has not been dredged in 18 years since it was constructed. 2008 budget allocation for our portion of this maintenance is budgeted at \$4,500. It was noted that the cost may be a little higher than this amount. Alan Thompson (retired civil engineer) in Bayview Village is the pond guru and three persons have keys to the gate that can be raised to drain the pond should an overflow situation occur. Dan contacted our insurance agent regarding our liability should a pond overflow damage downhill property. Our insurance agent (Homer Smith) reported that our policy would cover this issue. Future issue to consider: When developer leaves Port Ludlow, should a Local Drainage District be implemented to provide pond maintenance?

M/S/C to accept the Treasurer's Report as presented.

Landscape Report – Dick Allyn:

Discussion to extend current contract with Four Seasons. Contractor was initially concerned with the closed bridge so TLV entered into a 2 year contract even though a three year contract was approved. At Dick's request, Richard provided cost to extend contract from calendar year 2008 to 2009. It was mutually agreed that Four Seasons has done a better job than past contractors. M/S/C authorizing Dick to negotiate contract extension for an additional one year period.

Common Area Mowing: Discussion to modify contract adding two additional mowings per year. One third of the homeowner's requests received by Dick have pertained to the common areas. The additional mowings have been done by Four Seasons outside the contracted number of mowings. By adding these mowings, this will put us right on budget and not leave a contingency for additional and unforeseen work requests. M/S/C to add two additional common area cuttings to the contract extension in Landscape Report #1.

Storage of 4Season's Equipment: Dick Allyn has offered his garage so Four Seasons can store their equipment on-site during the bridge closure. Therefore the issue of placing a storage unit in TLV is now moot.

Block Captains: Dick reported that all block captains are in place.

Homeowner's Letter: Dick is proposing a letter / e-mail reminding homeowner's of services provided and those services that are the responsibility of the homeowner. It was noted that it is the responsibility of the homeowner to weed their own flower beds. Bev Browne will include this information in the Teal Squeal.

Dick mentioned that he will run a survey in the next few weeks requesting each homeowner to verify the services they want provided with a red or yellow stake. The absence of a green stake indicates the homeowner's wants all provided services.

Dick is promoting the use of a sprinkler control box status card so the homeowner knows what has been done, e.g. winterizing, spring-time water turn-on, and valve control times. If the homeowner doesn't want Four Seasons to change the sprinkler settings then this could be indicated on the card.

Teal Lake Road Committee: Dick is suggesting that homeowner's along Teal Lake Road from the entrance down the hill, form a committee work with the County regarding alder removal in an effort to preserve views. It was noted that this area has been designated by the County as a Critical Area due to the slope. The cost of a study is estimated to be \$150.

Communications: Dick asked if e-mail was an effective way to communicate with homeowners. If you have a neighbor who doesn't have e-mail or uses it infrequently, neighbors should take the initiative to notify their neighbors regarding important communications.

President's Report – Mel Caskey

Broadstripe Contract: Notification sent to Broadstripe that contract will terminate effective May 1st. It was asked whether we pay either forward one month or at the end of the month for services. Dan will determine when the last check should be sent.

Report from PLVC Meeting: Bottom line – we have sufficient water in the wells, we have some wells with water quality issues (arsenic and hydrogen sulfide) that is addressed with blending, and Olympic Water is nearing capacity on granted water rights from the State Department of Ecology. Olympic Water has applied for additional water rights that are under review. Olympic Water will be increasing rates.

Report from SBCA Meeting: Discussion of power outages in South Bay. It is not a looped system so when part of the distribution system goes down the downstream circuit goes dark.

ARC Report – Simeon Baldwin

Two requests received and reviewed for house painting.

Deck enlargement / rebuild issued an ARC number referred to South Bay ARC and is pending an accompanying map.

One request for a satellite dish. Discussion that dish placement should be made to minimize visual impacts and view corridors. Mentioned that national laws preempt the TLV CC&Rs and state that the ARC cannot say "No".

Old Business

Counting of Votes at the Annual Meeting: Fran Wickham mentioned that there was a minor error in tallying of votes for the Broadstripe contract termination. Upon review, this error does not affect the vote outcome. Of the 45% of the homeowners that voted, 62 percent voted to terminate the contract.

New Business

Need to post the approved annual budget, current board members and block captains to the TLV website.

TLV Board meeting minutes as approved are to be sent to the webmaster (Rich Grimm) so they can be posted to the website.

Russ asked if the budget had any funds to purchase a digital voice recorder that could be used to record meetings – estimated cost to be \$250. There is a current recorder, but it does not have a USB connection. Having a USB connection would allow meetings to be recorded and archived to CD should that service be desired by the homeowners.

Discussion of where the past meeting minutes should be stored. There is a cabinet in the Bay Club. Mentioned that the cabinet needs to be organized.

Payment of Contractors: Need to determine a timely way to prepare checks and pay our contractors especially Four Seasons. Simeon suggests that he e-mail bills to Linda Cook who will prepare the check and then need to get the two signatures before they are sent out. Fran suggested that the TLV Board explore an electronic way to pay bills within the two signature requirement.

Payment of Taxes: TLV accrues income interest that is taxable. Dan will prepare payment to the IRS. Mel checked and TLV are tax exempt for property taxes.

Adjournment: M/S/C to adjourn at 4:50 p.m.

Respectfully Submitted,

Russ Michel, Recording Secretary,

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