

**TEAL LAKE VILLAGE ASSOCIATION --- ANNUAL MEETING
DECEMBER 10, 2008---BAY CLUB---10:00 a.m.**

As Approved at Feb 23, 2009 TLVA Board Meeting

The meeting was called to order at 10:07 a.m. by President, Mel Caskey.

Board members in attendance: President, Mel Caskey; Vice President, Dave Mathieson; Treasurer, Dan Clinkenbeard; Landscape, Dick Allyn; ARC, Simeon Baldwin; Secretary, Russ Michel

Russ Michel announced that there was a quorum of 72, which included proxies and 29 homeowner lots represented with 32 attendees. Sign-in sheet is attached to these minutes. [Section 4 of the Bylaws for Teal Lake Village states that the presence at the meeting of members entitled to cast, or of proxies entitled to cast, twenty-five percent (25%) of the votes of the total membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws.]

Two members-at-large volunteered to count ballots. Those mailed in were opened at the meeting. A checklist was maintained to make sure that those who had mailed in ballots and attended the Annual Meeting were only voting once.

BOARD REPORTS

Russ Michel - Secretary

TLV Board Meeting Minutes from September 22, 2008 were presented. M/S/C to accept minutes as presented.

TLV Board Meeting Minutes from November 3, 2008 were presented. M/S/C to accept minutes as presented.

Russ described the current process for archiving meeting minutes both on the website and hardcopy.

It was requested and agreed that the Draft minutes would be posted to the website so homeowners could have more timely access. Russ will work out the process with Richard Grimm -- our web master.

An informal poll (show of hands) was taken regarding the use of e-mail as the best way to communicate with homeowners.

Dan Clinkenbeard – Treasurer

Dan presented the Income and Balance Sheet for eleven months ending November 30, 2008. Cash balance in AMB checking, savings, and CD accounts is \$64,500.06. Dan reports that expenses continue to satisfactorily track to budget.

Out years estimates, absent of any unforeseen major change in spending forecasts, indicate an increase of quarterly TLV homeowner's dues would not be needed until 2013.

Detention pond maintenance could be an unforeseen future expense. Recent changes to the Shoreline Act mandate more frequent and stricter inspection standards for storm water draining into saltwater.

Due to the efforts of Dick Allyn and Four Seasons finding multiple water leaks in the entryway system, our water expenses will be approximately half of the \$1,200 that was budgeted despite a substantial increase in rates.

Proposed 2009 budget and Dan's report attached to these minutes.

Dick Allyn – Landscape

It's been a quiet year for landscape issues. A focused effort was made in the common areas which, historically, have been the major source of complaints. This year there were 65 service requests. As received, these are communicated via e-mail to Four Seasons for resolution.

In 2009, the Board will be developing a landscape bid package and recommending a landscape firm for a new contract. Volunteers are needed. Jim Tipton and Jane Hanz volunteered. Dick also previously mentioned that he would help.

During the Hood Canal Bridge closure in May, Four Seasons is still looking for ways to service our landscaping needs. The workers come from Bremerton. Richard is looking to store equipment somewhere nearby and the workers would take the passenger ferry. Full details are not in place at this time.

Discussion – Setting watering frequency for each homeowner. Dick mentioned that if a homeowner wishes to override the setting established by Four Seasons that they put a note in the water control box. The recommended amount during summer months is one inch of water per week.

Simeon Baldwin – Architectural Review Committee (ARC)

2008 has been a busy year for ARC permitting. There were 42 permits granted in 2008 -- an increase of 35 percent over 2007. Most requests were for satellite dish installations and house re-painting.

Discussion – Jim Tipton's (chairman) request to remove the six hemlock trees and trim back the one red cedar tree north of Sea Vista Terrace that may / may not be in the common area. The issue is view preservation. Simeon explained that SBCA has a form that governs the process. The TLV Board is reviewing the application. Jefferson County is involved due to the size of the trees and the potential

County Critical Landscape designation.

Noted that SBCA has *Guidelines for Trees* (attached to these minutes). The SBCA process requires that all members of TLV have an opportunity to voice their opinion.

Jim mentioned that he has a hand drawn map and pictures – both historical and current ones.

Previously the trees were limbed-up. Topping is not an option.

Russ Michel presented a map printed from the Jefferson County website showing lot lines, the rights-of-way, and imagery (blurry) and also a map showing the Critical County Landslide Areas.

Noted that Don Summers is opposed to removing the trees. A few others (names not captured) also stated their opposition.

Dan Darrow mentioned the scrub alders within the County right-of-way that should be considered for removal.

Action items:

- a) Jim Tipton will contact the County and prepare another map (more accurate) showing the location of the trees.
- b) All homeowners will have to be notified via e-mail so they can have an opportunity to state their approval / opposition.
- c) Following the two above action items, the TLV Board will consider the request.

President's Report – Mel Caskey

The Board suggests moving the Annual Meeting date to late summer / early fall so that snowbirds would have an opportunity to participate. Jim Tipton, Bob Forester, and Russ Reed stated their agreement.

Discussion regarding e-mailing versus USPS for homeowner notifications. Carol Katuzny stated concerns regarding official Board notifications requiring 30 day notice – “postmarked” which implies regular postal service mail. Noted that some notifications go to the owner of record versus the resident.

The Board is considering a change to TLV Board terms – from two years to three years. Two new Board members would be voted in annually. Noted that is the responsibility of each person that lives in TLV to take their turn serving on the Board.

The Board expressed a big “Thank You” to Dave Matheson (Vice President) and Dick Allyn (Landscape Chair) who are completing their Board terms. Also a big “Thank You” to Bev Browne who has resigned her duties as Teal Squeal Editor.

Scheduled Board meeting times to be published on the Teal lake Village website.

BALLOT RESULTS

Measure 1: Vote to approve the proposed TLVA budget plan for CY 2009.

Yes – 70 No – 1 Abstain – 1 Passed

Measure 2 Vote to approve Don Carlson (lot 11) and Sharon Zabolney (lot38) as two proposed board members for Teal Lake Village Board.

Yes – 72 No – 0 Abstain - 0 Passed

Tally sheet attached to these minutes.

OLD BUSINESS – None

NEW BUSINESS

Question by Tom Albus regarding the need to perform an annual audit. After discussion, M/S/C to waive the annual audit of the Teal Lake Village books.

All TLV homeowners to be notified by e-mail seeking their comments regarding the application to remove the trees north of Sea Vista Terrace. (see above discussion under ARC report)

Mel noted that he has been attending the Port Ludlow Drainage District meetings regarding the detention / retention ponds. There is not a good estimate regarding the annual cost per household. Fran Wickeham voiced his concern that South Bay establish their own District and not combine with North Bay Drainage District.

The Board is considering the performance of a tree inventory on common area and limited common area trees. We may consider the inventory of private property trees.

ADJOURNMENT - M/S/C to adjourn at 11:35 a.m.

Respectfully submitted, Russ Michel, Secretary

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