

TEAL LAKE VILLAGE ASSOCIATION
Board of Directors Meeting
July 19, 2010 ---BAY CLUB---3 PM

As APPROVED at the September 20, 2010 Annual Meeting

Call to Order: The meeting was called to order at 3:00 p.m. by President, Sharon Zablotney.

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

Karol Cushenbery, Vice President
Fran Wickeham, Treasurer
Don Carlson – Landscape
Simeon Baldwin – ARC
Russ Michel – Secretary

The following TLV residents were in attendance: Don Summers, Barbara Collins, Bill and Beverly Browne, Dave Bobanick, Janet Hanz, Rose Yim, Bob Forster, John Lewis

Secretary's Report: Russ Michel

TLV Board Meeting Minutes from May17, 2010 were presented. M/S/C to accept.

Treasurer's Report: Fran Wickeham

- 1) Our end of June 2010 cash balance is \$53,162.52
- 2) No unusual or extraordinary expenses encountered; we continue within our 2010 budget projection.
- 3) Third quarter dues are being received as expected.
- 4) Notice from OWSI regarding 5 percent sewer rate increase.
- 5) An increase in water rates is expected in November.

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

Landscape Report – Don Carlson

- 1) TruGreen's testing of the backflow prevention valves reported that 33 failed. It was decided to have Olympic Water do a spot test to validate. Four retests passed. Discussed having all backflow valves retested.
- 2) Rain sensor at the entryway has been replaced.
- 3) Don suggests that the entryway sign not be painted. Karol will contact BayView Board members to determine maintenance efforts once their sign was painted. Pressure washing did make a big difference. Tabled for future discussion.
- 4) Property owners are responsible to remove noxious weeds on their property.
- 5) Regarding the alders in the common area behind homes on Sea Vista Terrace, Karol investigated

including reviewing previous minutes and County recommendations. Karol's written report included in these minutes. In TruGreen's contract – Section 9.4, alders and similar trees in the limited common areas to be trimmed in the Spring. This work has not been done. It was suggested several Board members discuss this topic with Chuck Rammell – TruGreen Account Manager.

- 6) Regardless of several landscape complaints, many positive comments have been received.
- 7) Emphasized that the way to request work (hedge trimming, etc) is for homeowners to complete a Landscape Service Request Form and place on the clipboard.
- 8) Suggested that item be included in 2011 budget for common area planting and bark dust.

ARC Report - Simeon Baldwin

- 1) The dangerous tree behind John Fort's house has been removed after SBCA ARC approval.
- 2) Common area trees were limbed-up between Clear View and Sea Way Place after SBCA ARC approval.
- 3) Seven ARC permit applications received since last meeting. Report attached to these minutes.
- 4) June complaint regarding crawl space sump pump discharging onto a neighbor's lawn was resolved.
- 5) Simeon confirmed that State RCW 64.38.034 overrides SBCA Design Standards 5.1.21 so one political sign on private property is allowed which must be removed 30 days after the election.
- 6) A Fairview resident requested alders and small maples less than 6 inches in the common area between Teal Lake Road and Crestview be trimmed for view maintenance. Fairview homeowner to pay for such trimming.
- 7) Noted that individual homeowners are responsible for upkeep even if vacant. A letter will be sent to owner of 47 Sea Way Place.
- 8) Some houses in TLV have cedar shakes and others have composite roof materials. Design Specifications 5.1.8 define the standards for color and character.

Presidents Report - Sharon

Proposed Rule #6 – Homeowner who contracts or performs work that adversely affects the common or neighbor's area is responsible to return the area/s to the previous condition. If homeowner does not comply, the TLVA may contract for the work and bill the homeowner. Failure to pay for the repairs may be followed by prompt imposition of a lien on the homeowner's property in accordance with the Association By-Laws, and legal action for collection may be initiated by the TLVA.

M/S/C to adopt Proposed Rule #6. Signed copy to be included in the three-ring binder in the SBCA cabinet.

Vice President's Report – Karol Cushenbery

Karol has taken it upon herself to update the New Homeowner Pamphlet. She shared work done to date.

When a residence changes ownership, the Treasurer receives a quarterly report from Linda Cook – the Book Keeper that could be used to update the TLV Roster.

Old Business:

- 1) Regarding the detention pond owned by BayView, TLV's only responsibility is to pay our share of pond maintenance. See February 2008 Minutes – Treasurer's Report for details.
- 2) Seven letters were sent to homeowners who have not provided their e-mail address in an effort to update the TLV Roster. Email is the only way communications are sent to TLV homeowners.

New Business

- 1) Four current Board members term of service expires December 31st. If TLV residents do not volunteer, our By-Laws require us to contract with a professional management firm. Discussed that ballot with candidate names needs to be sent to homeowners 30-days before the Annual Meeting or dissolve the Board and move forward with a management firm. Russ volunteered to send an e-mail to TLV residents seeking volunteers and describing the consequences if no volunteers.
- 2) Question raised whether Landscape should be two different people – maybe not Board positions and how Block Captains should be used.

Communications

Sharon received a letter from Port Ludlow Today inquiring about TLV being on their website. Our current website maintenance is done at no cost. No interest at this time regarding Port Ludlow Today that may have an associated cost in the future.

Announcements: Annual Meeting – September 20th, 3 p.m. at the Bay Club.

Adjournment: M/S/C to adjourn at 4:33 p.m.

Respectfully Submitted,
Russ Michel
Recording Secretary

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