

TEAL LAKE VILLAGE ASSOCIATION
Board of Directors Meeting
March 7, 2011 – Bay Club – 10:30 a.m.

As **approved** at the May 16, 2011 Board of Directors meeting.

The meeting was called to order at 10:30 a.m. A quorum was determined.

Board members present: Karol Cushenbery, president; Mel Caskey, landscape chairman; Fran Wickeham, treasurer, and Soozie Darrow, scribe.

TLV residents present: Ernie Oxtan, Carol Katuzny, Bill Van Ry, John Mjoen, Bill Browne, Bev Browne, Diane Ruff, Roger Buck, Jennifer Buck, Jenn Portz, Harvey Portz, and Bobbie Collins.

Secretary's Report: Soozie Darrow

The minutes from the September 20, 2010 TLV Annual Meeting were presented.

M/S/C to accept

Financial Report: Fran Wickeham

- The end of 2010 cash balance was \$71, 110 although we spent about \$1000 more than budgeted.
- Total expenses for 2010 were \$138,152.
- It is estimated that end of year cash balance for 2011 will be \$104,245, with expenses of \$145,886.
- Two residents are behind in their dues payments.
- It was noted that the American Marine Bank name needs to be changed on the report to Columbia Bank.

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

Landscape Report: Mel Caskey

- Alder removal: Residents on Sea Vista Terrace and Sea Breeze Place have requested that ½" to 1" diameter alders in the common area along Teal Lake Road and Paradise Bay Road be cut. TruGreen does not accept that these perimeter areas of the village are part of their contract. They estimate it to be a 3-day, 5-man job at \$25/man hr., approx. \$3000+ tax. Yeoman Tree Service has said they would do it for \$2350+ tax, including \$250 for cutting back berry bushes. M/S/C we hire Yeoman Tree Service to do the job as soon as possible.

It was noted that, as this work will create access to the affected area for future use, it should be specifically listed as part of the 2012 landscape bid.

- Village Entry: The tree/flag issue was discussed. Mel is willing to dig a hole so as to move the receiver back to the middle of, but closer to, the sign. M/S/C for him to proceed.
- TruGreen: The landscapers will be fertilizing, thatching, reseeding and de-mossing the lawns as soon as it is dry enough to use equipment without damaging the lawns. People requesting pruning service need to be home when it is done or sign the request with permission to work without their presence. TruGreen will be adding colorful plantings in the entry area gratis. This is compensation for our expense in hiring Wildflower to do the winterizing of the irrigation systems, which was actually in the TruGreen contract. TruGreen has agreed to test the systems properly. If there is any damage from freezing, they will pay for it.

The Landscape Quality Performance Addendum is posted on our website if residents care to read it.

- The Board/residents need to look at the plantings in the common areas, which were put in by the developer. Many have outgrown their space in the 20 years since TLV was started. At some point, they will

have to be removed and, perhaps, replaced.

- The Richards/Lewis issue will be reviewed in May.
- The Browne/Clear View issue has been resolved.
- The Seaway/Crestview view issue needs to be addressed.

Arc Report: Karol Cushenbery

- An extension until April has been granted for house painting.
- A major landscape project on Sea Vista Terr. was granted.
- A request from Fairwood Village for tree trimming has been turned over to the owners of the property on which the trees reside.

Old Business:

The Board carried out the following actions in November 2010:

- Motion to hire Jess Norton, Wildflower, to complete winterization of irrigations systems at a cost of \$35/system. M/S/C
- Motion to allow TruGreen Landcare to upgrade landscaping at TLV entryway (previously quoted at \$3500). Upgrade to be performed at no charge as compensation for expense incurred in completion of irrigation winterization by outside contractor. M/S/C
- The TLV roster has been updated and sent to all residents via e-mail or USPS. Any changes to any of the information should be sent to Soozie Darrow at desdarrow@olypen.com or by telephone at 437-9208.

New Business:

- Discussed Rule #5 in the TLV rules to address solutions to too much cash in the reserve fund. Options mentioned were a fourth quarter credit of X amount, or a reprieve from paying for the fourth quarter. The reserve fund should be around 25% of annual budget. The BoD will present this at the annual meeting for a vote.
- Discussed whether Rules 1-6 are enforceable; whether they need to be presented to Jefferson County and made part of the CC&Rs.
- Bill Van Ry has agreed to serve as member at large on the ARC committee.

Next meeting: May 16, 2011, 10:30 a.m. at the Bay Club.

Submitted by: Soozie Darrow, TLVB scribe

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