

Teal Lake Village Assoc. Board Meeting

March 16, 2015

Board Members Present: Gil Skinner, President, Clark Ruggles, Treasurer, Chuck Gerstenberger, Secretary, Bill Van Ry, ARC chairman, Tom Anderson, Landscape chairman.

There were 17 other TLV residents in attendance.

The draft minutes for the January 19, 2015 meeting were approved.

President Comments: The Chili Cook-off was a great success. Barb Skinner won 1st place and received an apron designed by Gary Settle as a prize. Thanks to the Social Committee for organizing the event.

The Social Committee is looking at having a village wide garage sale and an outdoor “cul de sac party” this summer.

Gil has been working with the Port Ludlow Fire and Rescue to provide an educational session for TLV residents on fire protection.

SBCA has vacancies on the following committees: Finance, Facilities and Communications. SBCA is working on Long Range Planning. SBCA, based on their long range planning, is looking at hosting new social functions, such as Annual Pancake Breakfast, Monthly Coffee Social and a Quarterly dance.

Financial Report: Clark provided the P&L Statement for the period ending February 28, 2015. Expenses and revenues are on track. Also, all residents are current on their dues.

Clark asked to be notified of any projects that are planned for 2016 that will impact the budget.

Clark advised us that anyone (individual person or company) that is doing work for TLV must have a W9 completed and must provide a certificate showing insurance coverage for liability and workmen’s compensation before any work begins. It was also noted that homeowners should verify that any workers they hire are insured and bonded.

ARC Report: Bill Van Ry advised there has been no permit activity since the last meeting.

Landscape Report: Tom Anderson gave an update on TruGreen’s activities:

1. Mowing started a little earlier than normal this year.
2. Lawns will soon be thatched and fertilized.
3. Activation of sprinkler systems has begun and should be completed by next week. In regards to this a comment was made regarding possible damage to sprinkler heads and water lines due to the recent aeration project. If there are any damages as a result of this project, TruGreen will be responsible for the repairs.

Tom also gave an update on tree trimming along Teal Lake Rd and Paradise Bay Rd. It appears that the trees in question are located in the County right of way and they should be responsible for trimming. Garth Sherman, Bob Carlson and Gill Skinner attended a community meeting and discussed this issue with our County Commissioner, who was going to pass it on to the appropriate department. It was decided that the TLV Board would write a follow up letter to the Commissioner requesting the County take action on this item. Much discussion was held on this topic by those in attendance.

Our current contract with TruGreen expires on 12/31/2015. Tom has a committee that has met on requirements and will soon be getting out an RFP for landscape contractors. This should all be completed so it can be voted on at our Annual Meeting on September 21.

Old Business:

Village Review: Bill Van Ry and Chuck Gerstenberger did a walk thru of the village. There are about 10 houses needing attention. Most involved re-painting and yard upkeep. Gil advised those present that there are 2 ways to handle this process. We can be complaint driven like we have been or we can proactively monitor the properties in the village for compliance. Since the Board is

Since the Board is charged with upholding the CC&Rs, most of the board members supported the more proactive approach with others wanting to know if the homeowners would support such a program. It was suggested that an educational session will be held with the homeowners on the issues involved and what constitutes a CC&R oriented enforcement program (proactive) as envisioned by the President. After input from the homeowners, the board will make a decision in the Fall on which direction to go.

New Business: Gil stated that there are many items in our CC&Rs that need to be remove and/or changed. As a result of 2 different SBCA issues/projects pending, this project will be put on hold until the May timeframe when these should be resolved.

Member Comments: There were no member comments. However, Clark reported that homeowner Jerry Rinck is hospitalized in San Diego.

The meeting was adjourned. Next meeting will be July 20 at 10:00AM at the Bay Club.

Submitted By: Chuck Gerstenberger, TLVA Secretary