

Teal Lake Village Association
Board of Directors Meeting
Monday, 16 January 2017 10:00 am

Gil Skinner called the meeting to order at approximately 10:00 and advised that TLVA does not record meetings. Christine Spagle, Jen Portz, Tom Anderson and Steve Hammond were present; Bob Logan attended electronically. Chuck Gerstenberger was absent. Eight (8) homeowners were in attendance. A quorum was determined.

Hammond moved to approve the 21 November 2016 Board Meeting Minutes, Anderson seconded. A brief discussion ensued. The motion passed unanimously.

Spagle opened a discussion of the financials and moved Gerstenberger be reimbursed \$21.72 for holiday wreaths for the lower entrance to TLVA, Skinner seconded and the motion passed unanimously. She then gave a brief Financial Report (see attached) and advised that, as Glessing & Associates does not perform the duty, Spagle will send any letters regarding late payments. Portz moved to accept the report, Hammond seconded the motion passed unanimously.

Hammond briefly discussed and submitted the ARC Report. Spagle moved to accept the Report (see attached), Anderson seconded and the motion passed unanimously.

Anderson began a discussion regarding Landscape issues. After discussion Portz moved that Northwest Landscaping Service's (NLS) contract be increased by an additional \$50.00 per month for the next two (2) years to cover the cost of maintaining the areas discussed at the November Board meeting. (This refers to the Common Area behind Sea Vista Terrace homes on lots 56 – 60, inclusive and the slope abutting the west side of lot 56), Spagle seconded and after further discussion the motion passed unanimously. Anderson opened a lengthy discussion regarding drainage issues in the landscaped Common Area bed that sits at the southeast corner of the lower entrance, between Crestview Drive and Teal Lake Road. Anderson will request NLS submit a bid to improve drainage there and he will approach JeffCo's Public Utilities Department regarding the area.

Skinner opened a brief discussion regarding the Fine Policy Committee by moving that, at their request, Lois Ruggles and Sharon Zabloutney be added to the committee, Logan seconded and the motion passed unanimously. Residents will be informed of the committee's schedule and are encouraged to attend.

Skinner opened a discussion regarding the Letter of Understanding between TLVA and neighboring Woodridge Homeowners Association (WHA) that addresses the area at the south edge of Outlook Lane. This property, while owned by WHA, is maintained by TLVA and Outlook Lane mailboxes are located on that WHA property. WHA now advises they would like to maintain the current arrangement, the Board concurred.

Portz explained the Helping Hand Questionnaire. A discussion ensued. Portz moved the membership be sent a request to update their contact information, Hammond seconded and the motion passed unanimously. Portz then moved the membership be sent the

Helping Hand Questionnaire, Hammond seconded and the motion passed unanimously. Portz moved, for security purposes, to have Diane Allen (our webmaster) create an “alias email” for the TLVA Board to be published on our website and which will automatically forward all messages to Board Members’ personal email accounts, Spagle seconded and the motion passed unanimously. Additionally, with the recent power outages, notification will be sent to homeowners regarding ways to mitigate generator noise.

Logan opened a discussion regarding the consistency of care of TLVA Limited Common Area. He will put together a color coded map showing consistency of care within the village and bring it to the next Board Meeting. Anderson will assist.

At 11:33 a.m. Portz moved to adjourn, Hammond seconded and the motion passed unanimously. The next regularly scheduled Board Meeting will be Monday, 20 March 2017 at 10:00 a.m. in the Bay Club Conference Room. All members are encouraged to attend.

TLVHOA Board Meeting January 16, 2017
Treasurer's Report

1. REQUEST APPROVAL TO REIMBURSE Chuck for cost of wreaths by TLV entrance.
Cost: \$21.72

2. Kitsap funds as of 12/31/16

Checking:	\$20,240.19
Savings:	\$35,256.89
Total:	\$55,497.09

3. The financial statements were distributed to Board members previously.
We closed out the calendar year in a net positive position.

4. Late dues payments: Accountant will prepare listing of overdue dues after January 31.
Since the accountant's contract does not include sending out overdue letters to residents I
will be doing that in February.

5. Known upcoming expenses:

Detention pond: total estimated 2017 costs are \$7900

Teal Lake share being \$4898

Work estimated to occur Sep – Oct

TEAL LAKE HOA ARC REPORT

January 16, 2017 Steve Hammond

- Permit 16-087: Roof replacement for 113 Sea Vista Place.
Approved. Work to be done mid-February, weather permitting.
- Acquired hanging files for records by address. Labeling in progress.