

Teal Lake Village Association
Meeting of the Board of Directors
January 16, 2023, 10 AM
At the Bay Club, Port Ludow, Washington
MINUTES

1. Call to Order: Sheila Twohey, President & Chair, called the meeting to order at 10:02 AM.

2. Establish Quorum: All five board members were present: Shiela Twohey, Chris Wolle, Claus Svendsen, James Lawson and Tom Sprandel. In addition, many general members were present, see the attendance list below.

3. Approve Agenda: The agenda, revision A, was modified to add "Daffodils" to new business. The amended agenda was approved unanimously.

4. Approve Minutes: MOTION: Approve minutes of 12/1/22, Revision A. The motion was approved unanimously.

5. Officers & Committee Reports

5.1 Presidents Report -- Sheila Twohey

-- Need emergency block captains.

-- Sheila reminded us that we will need volunteers for the 2023 - 2024 board

5.2 Treasurer's Report -- Tom Sprandel

-- We are in good cash position, a considerable improvement over this time last year.

-- The reserve fund closed 2022 with \$11,643.50 in assets. We made our final 2022 contribution to the fund on 1/3/23.

-- Full report is attached below.

5.3 ARC Report -- Sheila Twohey

-- Sheila reported that the SBCA ARC committee is revising standards to regulate composting and outdoor fireplaces.

5.4 Landscaping Report -- Chris Wolle

-- Chris reported that we had two bids for 2023 landscaping. One was from National Landscaping Services (NLS), our current contractor. The other from Pacific Landscape Management (PLM), who bought His Hands. Chris reported that the two offers were not directly comparable. Discussion of services and prices ensued; both the board and the general members participated.

MOTION: After a considerable time, Sprandel move to end discussion, the motion was seconded and approved unanimously by the board. *[ed: The board will put together a Landscaping Q & A for publication to the members.]*

MOTION: Chris Wolle moved that we accept the NLS bid of \$13,077.18 per month (not including discounts and WSST) to be effective for one year beginning Feb 1, 2023. The motion was seconded by Svendsen and passed unanimously.

MOTION: Dissolve the landscaping committee which was formed on 10/27/22. Chris Wolle, remains landscaping chair. Twohey moved, Sprandel seconded, passed unanimously.

5.5 Pond Report -- Claus Svendsen

-- Claus reported that he has roughly 100 salal plants starting at a greenhouse, free of charge. The salal will be planted around the pond in April. Other plants being considered include bracken fern and water lily. These plants are expected to suppress weeds. The water lily is particularly good at suppressing cat tail. Tom reported that Bayview Village HOA is aware of the plans; furthermore he plans to call a joint meeting with them in March.

5.6 Welcome Committee Report -- Phyllis Waldenberg
-- Nothing to report.

6. Old Business: Report on previous topics and close them if possible

6.1 Landscaping Opt-Out List: This needs to be simplified and circulated to homeowners for update. Needs to be done quickly, report at next board meeting.

6.2 Check Signing: In progress at both banks, report next meeting.

6.3 Entry Sprinkler System: Covered in new NLS agreement.

6.4 Broken Trail Posts: Lawson reported that the repair was completed.

6.5 Storage Locker for Records: Postponed to next meeting.

7. New Business

7.1 Landscape Remediation: Discussion postponed to next meeting.

7.2 Monthly Board Meetings: It was agreed that we need monthly meetings for now. Thursdays work best for board members.

7.3 Teleconference for Board Meetings: Some members have requested that we add telephone access to our meetings. Chris Spagle reported that dual Zoom and in-person meetings have not worked well for the SBCA. She did feel that limited telephone audio could be provided and she volunteered to help when she is available. Thanks Chris!

7.4 Agent to Oversee Landscaping: Sprandel asked that we investigate the feasibility of hiring an agent to manage the details of landscaping performance. Phyllis Waldenberg volunteered to gather information from real estate management companies.

7.5 Daffodils: Gil Skinner reported that the daffodils planted on commons are starting to come up. He asked permission to mark the beds so that they are not inadvertently mowed. The board agreed.

8. Member Comments: After having had considerable discussion during the landscaping topics, there were no further comments.

9. Adjournment: The meeting was unanimously adjourned at 11:30 AM.

10. Next Meeting Thursday, February 16th at 10 AM.

Drafted, 1/20/23, Tom Sprandel, Secretary-Treasurer
Rev A, 1/23/23, Tom Sprandel, Item 4 corrected date WAS 1/1/22 IS 12/1/22.
Rev B, 1/23/23, Tom Sprandel, Item 5.5 corrected typo.

Teal Lake Village Association
Treasurer's Report
January 16, 2023

Cash Position December 31, 2022

Operating Fund Cash		
Sound Com Bank Chk	\$28,201.14	
Total Operating Fund Cash		\$ 28,201.14
Reserve Fund Cash		
Kitsap Bank MMkt	\$ 6,295.76	
Kitsap Bank Checking	\$ 1,917.74	
Total Reserve Fund Cash		8,213.50

Total Cash 6/30/22		\$ 36,414.64
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Dues Receivable

As of December 31st, we have \$964.00 receivable and \$242.00 prepaid. These amounts are at the close of the forth quarter and do not include first quarter 2023 dues.

Reserve Fund

The reserve fund closed 2022 with \$11,643.50 in assets. We made the forth quarter contribution of \$3,430.00 on 1/3/23. The fully funded beginning balance for 2023 is 44,033, therefore we begin 2023 funded at 26%.

Dues Increase

Quarterly dues for 2023 are \$532 per lot. First quarter dues are will be considered on time if received by the end of this month.

Landscaping Payment

We have not paid NLS for January services. NLS bills in advance which means we received the invoice for January services on 1/1/23. I have withheld payment of that invoice pending board approval of the new contract.

Submitted by,
Tom Sprandel
Treasurer