

TEAL LAKE VILLAGE
BOARD OF DIRECTORS MEETING
SEPTEMBER 26, 2005

BOARD MEMBERS PRESENT: Dave Wheeler, Tom Kingson, Carol Katuzny, Dave Bobanick, Doug Schiebel, and Bill Browne. Guests: Bob Duncan of 35 Outlook Lane, and Gary Moore of 15 Sea Breeze Lane.

President Dick Rudy is out of town.

The meeting was called to order by Vice President Dave Wheeler.

It was moved, seconded, and unanimously passed to approve the minutes from the August 22, 2005 Board Meeting.

Financial Report: Tom Kingston reported there is one person who is 2 quarters behind in their TLV dues. Linda Cooke, our bookkeeper, has sent a letter of warning advising them legal action would call for a lien on their property. If they go 3 quarters without payment, legal action should be taken by an attorney. Linda is going through the proper process to collect the money due. There is still one person refusing to pay fines for late payment in the amount of \$10.00.

It was moved, seconded and approved to accept the 2006 Budget.

ARC: Doug Schiebel reported there were two new applications: one for replacing front door, and one house repaint. Both were approved.

Landscape Report: Dave Bobanick reported the water valve at Sea Breeze Park was turned off. The water bill for the time it was turned on was \$51.00. Dave spoke to Larry Smith to have a lock put on the meter. Four Seasons will begin overseeding tomorrow. The Common Area mowing may be eliminated next month. Pruning should be done continuously. Dave will write an article for the Teal Squeal to refreshen home-owners on timing for pruning. The Captain of the Block Captains, Jim Tipton of 23 Clear View Place, is moving from Port Ludlow, so we need to find someone to replace him on the Landscape committee. Bob Duncan suggested we negotiate a three-year contract with the next landscape contract in order to forecast the budget three years out.

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PLVC: Dave Wheeler reported Trendwest has been approved by the county to move forward and expects to begin construction next year.

Phil Alwine, Emergency Preparedness Committee Chair, stressed their function is communication in the case of an emergency. When they know who needs help, they notify emergency personnel. Our representative in TLV is Frank Mitchell. They have purchased new two-way radios for each Village Co-ordinator. The Fun Fest chairman is looking for volunteers to help with the two day festivities.

Ballots and resumes of the seven candidates for the PLVC Board have been mailed to residents. Three will be elected from North Bay and two from South Bay. Bill Browne reminded us to vote, but to read the proposed By-law changes carefully.

SBCA: Bill Browne reported volunteers from the tennis group gathered at the South Bay tennis courts to repair the courts. PLA re-graveled where needed, and The Bluebills built railings. Negotiations are under way with PLA for possibly a 20 year lease for the tennis courts.

OLD BUSINESS: The 2nd Annual Teal Lake Golf Outing and Barbecue on September 12th went well. There were 4 groups that participated in the golf tournament, and 35 enjoyed the barbecue at Niblick's.

NEW BUSINESS: The ballots and notification to homeowners of the Annual Meeting November 14th, are to be mailed no later than the end of this week. The ballot will include voting to ratify the 2006 Budget Plan, waive the requirement for a formal audit, and approve the proposed new 2006 Board Members. A resume of nominees will be included. A copy of the CY-2005 Budget End-of-Year Estimate and a copy of the Budget Comparison Summaries and End-of-Year Balances - FY-2004 through CY 2008 will be included along with the notification letter. Carol, with the assistance of Betty Kingston will make copies and finalize the task of mailing the information before September 30th. A copy of all items mailed are attached to these minutes. The 2006 Budget Plan will be revised by Bob Duncan and delivered to Carol shortly after today's meeting. Discussion of whether this detailed plan should be included in the mailed package, and it was agreed that it would best be distributed at the Annual Meeting so details could be explained. The CY-2006 Budget will be highlighted in the Budget Comparison Summaries, which will be included in the mailed package. It was moved, seconded, and approved to not send the 2006 Budget Plan in the mailed package. Dave Wheeler informed us Lois Ruggles has recently withdrawn her name from the proposed new Board Members, and since she is already on the ballot, it will be announced at the Annual Meeting and also via e-mails. Board members are asked to search for more volunteers to be Board Members. If we don't have enough, it would be necessary to hire a management company in place of the Board.

TLV is allowed to have nine Board Members; currently we have seven. It was moved, seconded, and approved to appoint Gary Moore of 15 Sea Breeze Lane, as a Member-at-Large for the remaining 2005 term.

DISCUSSION FROM THE FLOOR: Bob Duncan, former Treasurer, reported on the Annual Audit. There were no discrepancies, except we have no support of the CD at the bank, which should be a copy of a receipt when it was established. Bob reminded us we need to have the signature for the CD renewed or changed each year with new Board Members. Many thanks and appreciation to Bob for his assistance.

It was moved, seconded, and approved to adjourn the meeting.

Respectfully submitted,

Carol Katuzny, Secretary