

TEAL LAKE VILLAGE
BOARD OF DIRECTORS MEETING
OCTOBER 24, 2005

BOARD MEMBERS PRESENT: Dick Rudy, Dave Wheeler, Tom Kingston, Carol Katuzny, Dave Bobanick, Bill Browne, and Gary Moore.

Bev Browne, Editor of the Teal Squeal was also present.

Guests present were: Marge Haverstick, 35 Clearview Place, and Luanna Cooke, 216 Seaway Place.

Doug Schiebel is out of town.

President Dick Rudy thanked the Board members for their assistance during his absence.

The meeting was called to order by President Dick Rudy.

Guests Marge Haverstick and Luanna Cooke were welcomed to our meeting, by President Dick Rudy.

It was moved and seconded to approve the minutes of September 26, 2005. The motion unanimously carried.

Financial Report: Tom Kingston reported that as of 9-30-05, TLVA has collected \$131,545.09 in homeowner's dues and interest. This is over the budgeted amount by \$445.09. Expenses for 2005 through 9-30-05 were \$120,742.83. This was over the amount budgeted for expenses by \$3,852.78. Overall year-to-date we are over by \$3,407.70. This is mainly for added landscape expenses, including additional Common Area mowings and additional barking and weeding. Tom reported that there is still one homeowner that is \$963.00 in arrears. Linda Cook, our accountant, has sent a letter informing them they have 30 days to pay before a lien is placed on their property. The letter was sent September 27th, giving them until October 27th to pay the delinquent amount. Linda informed Tom that this "30-day" letter is sent when a homeowner is 90 days in arrears. If a letter is sent, it must be sent registered mail for proof of receipt. It was moved, seconded, and approved to have Dick Rudy and Tom Kingston call the homeowner and send them a letter before proceeding with the lien. Information from Linda Cook, via messenger Betty Kingston, said she would do the paperwork for filing the lien if necessary to file. Gary Moore volunteered to call the homeowners and inform them before/if the lien is filed.

ARC Report: In Doug Schiebel's absence, Dave Bobanick and Carol Katuzny responded to a re-landscape request from owners at 97 Outlook Lane. The plantings were discussed, including a request to relocate several mugo pines from their property to plant around the electric transformer across the street. TLV does not have jurisdiction in the right-of-way. The homeowner is responsible for contacting the electric company if they decide to plant around the transformer. One tree in the landscape plan that could grow to 6 or 7 feet was questionable, but the homeowner will be responsible for keeping it maintained from blocking views. It was moved, and seconded to approve the submitted plan. The motion passed with six yeas and one nay. Dave Bobanick will contact the homeowners to give them verbal approval.

Landscape Report: Dave Bobanick announced a change in Block Captains; Carol Mathieson and Judy Michel will be Block Captains for Crestview. Jim Tipton is moving from Teal Lake Village, so Bill Haverstick will be the Block Captain for Clear View Place, and will also be Captain of the Block Captains.

Owner of property at 125 Clear View Place has requested TLV pay his water bill in excess of \$100. resulting from a leaking valve, which he claims was left on by the landscapers when they winterized the water lines last year. The homeowner first asked to be reimbursed by Four Seasons, but since it was the previous landscapers mistake, Four Seasons declined to pay it; however, they did do some repairs for the homeowner. The Board discussed whose responsibility it is to maintain the sprinkler/water system and agreed it is the individual homeowner's responsibility. It was moved, seconded, and approved that the Board take no action. A letter will be sent to the homeowner defining his responsibility.

PLVC: Dave Wheeler reported elections were held and the new PLVC Board members from South Bay are Al Panasuk and Tony Durham. Olympic Terrace II is still being delayed by appeals. PLVC is not as a whole opposed to Trendwest. The Trails Committee has completed an updated trails map, and will be printed and distributed soon. There will be a small fee for the maps. Fire Department: The current paramedic agreement between Port Ludlow Fire District 3 and Chimacum Fire District 1, known as Medic 13, will be dissolved as of December 31, 2005. Port Ludlow has hired three full-time paramedics and will have coverage 24/7. The fire district will maintain a mutual aid agreement with East Jefferson Fire and Rescue for backup coverage.

SBCA: Bill Browne reported a finance committee has been formed for the expansion of the Bay Club. They will report to SBCA Board in December for their approval. Unless there is a dues increase in excess of 5%, South Bay members do not vote on this, only the SBCA Board members.

Old Business: TLVA annual meeting will be held November 14th at the Bay Club, from 4:00 p.m. to 5:45 p.m. Votes will be counted by Tom Albus, Betty Kingston, Rose Yim, and Carol Katuzny. There have been approximately 39 votes mailed to date. A quorum of 25% of 97 plus 1 (26 lots) is necessary.

It was moved, seconded, and approved for Marge Haverstick to replace Lois Ruggles on the ballot.

The illegal trimming of tree limbs in the Common area between Sea Breeze and Sea Vista Place was discussed, and was decided the letter sent by ARC Chairman, Doug Schiebel would suffice.

The agenda for the annual meeting was reviewed, with no changes.

New Business: Dave Wheeler informed us there is a CPA firm in Port Ludlow Village that we could use if we are dissatisfied with the present accountant. The problem with the present accountant is the slowness in returning checks to our Treasurer for bill payment, many times causing our payments to be late. After discussion, it was decided to continue with the present accountant since she knows our system very well and her fees are not as high as a CPA would be. She will be informed of the problems and will be asked to be more prompt with the checks.

Gary Moore asked if there is a lien placed on the property in arrears, do we publish it and where would it be published. It was agreed that it should be published by address, in the Leader newspaper.

Gary Moore expressed his concerns about the Formal Audit waiver being voted on at the Annual Meeting, and feels there should be a "Limited Review".

The next meeting will be an Executive Board meeting right after the Annual Meeting for Board Members to elect officers for the 2006 Board. There will be no further Board meetings this year. It was moved, seconded, and approved the next Board Meeting will be January 23, 2006.

Luanna Cooke expressed her concern that it is not required for PLA to obtain approval from TLV for construction of the last home in our Village. It will be a "Shaw" model, which is a two-story model.

It was moved, seconded, and approved the meeting be adjourned.

Respectfully Submitted,

Carol Katuzny, Secretary