

TEAL LAKE VILLAGE

BOARD OF DIRECTORS MEETING --- May 22, 2006

President, Carol Katuzny, called the meeting to order at 3:30 pm, at The Bay Club.

BOARD MEMBERS PRESENT: Carol Katuzny, Dave Wheeler, Gary Moore, Luanna Cooke, Dave Bobanick, and Gary Moore. Tom Kingston was not present. Guest present: Bill Browne, 113 Outlook Lane.

It was moved and seconded to approve the minutes, as written, for the April 24, 2006, meeting. The motion carried.

TREASURER'S REPORT: Treasurer, Gary Moore, reported that as of April 30, 2006, cash is \$95,992.00, of which \$70,333.00 is in our checking account. Dues collected total \$88,406.00, of which \$2,456.00 was collected from Johnson/Saunders at 122 Crestview Drive (the potential foreclosure). The question was raised concerning how much of this amount is specified for dues and how much for fees. Gary will answer this question after he talks with our bookkeeper, Linda Cook. All Teal Lake Village residents are current the second quarter dues. A question was raised concerning Don Summers being late on interest because he did not pay his bill years ago. We will find out additional details, and then take appropriate action. As of April 30, 2006, expenses were \$52,882.00, and under budget by \$2,601.00 primarily in landscaping at \$1,446.00; administrative expenses at \$233.00; general maintenance at \$100.00; utilities at \$571.00; and taxes of \$251.00 (not yet paid, on extension to 9/15/06). The Treasurer has contacted Garth Lindsey for a review of our books and procedures for 2005. Mr. Lindsey has voluntarily performed such a review for several of the past years, and has agreed to review 2005. This review should be completed by August 1, 2006. Gary Moore talked with our cable company, and found out that one other village received a credit because of the extensive four-day power outage. We should receive a credit of approximately \$270.00. Gary will be our "watch dog" whenever the power goes out. He will ask the cable company about bundling the phone, cable and television service.

ARC REPORT: Marg Haverstick reported that this has been a quiet month in Teal Lake Village.

LANDSCAPE REPORT: Dave Bobanick established a committee to develop a landscaping contract for next year. The committee consists of Rose Yim, Betty Kingston, Bill Haverstick, and Beverly Browne. Four Seasons Landscaping reported that some of the older irrigation systems are failing. Four Seasons will try to repair them, but only if the homeowner is willing to pay for the work. There have been some complaints this year that Four Seasons did not check the sprinkler heads to see if they were working correctly. Because of Memorial Day, our lawn service will be one day later than our usual schedule. Dave will check our landscaping contract to see if the common areas should all be mowed in one day, or over a two-week period.

PLVC REPORT: Dave Wheeler reported that PLVC finds it necessary to hire a recording secretary, because no one is willing to volunteer for this position. They have \$21,000.00 in their bank account. Dave reported that the foundations for Olympic Terrace II are scheduled to be poured in September or October. A name change is being discussed for Olympic Terrace II. Trend West continues to be a

topic of discussion. To keep the Port Ludlow trails in walkable condition, an additional \$12,000.00 is needed. The scheduled Fun Fest golf tournament is in need of a volunteer organizer, or this event will have to be cancelled. Additional information concerning our village, can always be found on the website: plvc.org.

SBCA REPORT: Bill Browne suggested getting people to “talk up” the proposed Bay Club expansion. Neighborhood groups could be formed, and Bill Browne, and possibly Ron Dawson, would be there to answer any questions. Carol Katuzny reminded us that this is not a board endorsement; it is an individual endorsement. Concerning the financing of the proposed expansion of The Bay Club, Bill explained that each household would be billed \$1,000.00 on October 1, 2007, and \$1,000.00 on April 1, 2008, along with the normal billing cycle. If this is a hardship on anyone, the committee will find another method of payment. To pass the expansion proposal, there must be a 50% plus one member “yes” vote of approval. (Approximately 255 “yes” votes are needed.)

OLD BUSINESS: Jim Richards has agreed to chair the TLV golf tournament to be held the second or third week of September. Bill Browne announced that the forty-two home owners in Olympic Terrace need our support concerning their traffic issue. When the new homes are built in Olympic Terrace II, if there is no second exit to Teal Lake Road, all of the traffic will go through Olympic Terrace. Bill Browne was questioned about why he would like us to be involved in an issue that has already been approved. Concerning our landscape contract, Marg Haverstick stated, “rain and wind make chemical weeding in the flower beds ineffective. Weeding of the flower beds in general has never been effective in the past six years since I have lived here. I think it would

make it easier for the board to encourage residents with problem flower beds to clean them up if weed control was taken out of the contract.” It was suggested that many real estate agents are leading prospective homeowners to believe that they will not have to weed their yard after they move in. Dave Bobanick will bring some suggestions to the next meeting about how to solve the weeding problems. Concerning the “locked mailboxes” survey, Dave Wheeler reported that the results, to date, are 65 yes votes, 20 no votes and 12 households did not vote. Bayview Village and Woodridge are interested in locked mailboxes, and Olympic Terrace is thinking about changing. If we combine with these other villages, they must be ready to proceed when we are ready. Concerning the mailbox ballots, there will be one vote per lot. Carol Katuzny offered to do the cover letter for the ballots, and Dave Bobanick offered to make the labels. The ballots will be e-mailed to the TLV Board for approval. The completed ballots are to be returned to The Bay Club, the block captains or any TLV Board member. The homeowners will be given two weeks to return their ballots. Carol Katuzny asked if we need another special meeting to explain the proposed Bay Club expansion. If so, we could possibly discuss the mailbox security issue at the same meeting. We were reminded that a thirty-day advance notice is necessary for meetings and votes.

NEW BUSINESS: Carol Katuzny spoke about the condition of some of our TLV sidewalks. Their appearance would improve if they were power washed. The county is responsible only for raised up or broken sidewalks. It was suggested that an article be put into the Teal Squeal concerning the condition of our sidewalks and their care. All TLV Board members were given a copy of the TLV Rules and Regulations, plus an index. These are to be kept in our proposed TLV binders. Carol Katuzny, Marg Haverstick and possibly Mary Clear-Padilla, will put together a sample copy of The TLV binder. A real estate agent in exchange for advertising could possibly donate these binders. Mary Clear-Padilla’s official title is Hospitality chairperson. Dave Wheeler suggested that all future

roof replacements in TLV be composition roofing. Carol Katuzny attended a special meeting at The Bay Club for all South Bay Presidents concerning the proposed Bay Club expansion. Most of this information will be published in The Voice. Carol also talked about the settlement agreement between PLA, Les Powers and Rick Rozzell. They are parties to administrative and judicial actions affecting the development of Port Ludlow Master Planned Resort. Gary Moore will check to see if we are able to obtain a better insurance rate than the one we presently have with The Homer Smith Agency. There are two different policies. Payment is due twice a year, in August and again in October. Gary Moore will look into a problem concerning a homeowner's lien. It involves a bill for \$32.00. John L. Scott now has an updated map of Port Ludlow, including most of the villages. It was moved, seconded and passed to adjourn the meeting at 5:40 pm.

Respectfully submitted,

Luanna Cooke, secretary