

TEAL LAKE VILLAGE ASSOCIATION
Board of Directors Meeting
July 27, 2009 ---BAY CLUB---3 PM

As APPROVED at the September 28, 2009 Annual Meeting

Call to Order: The meeting was called to order at 3:00 p.m. by President, Mel Caskey

The following Board members were in attendance. A quorum was determined.

Mel Caskey – President
Sharon Zabloutney – Vice President
Dan Clinkenbeard – Treasurer
Don Carlson – Landscape
Simeon Baldwin – ARC
Russ Michel – Secretary

The following sixteen TLV residents were in attendance: Bill and Bev Browne, Dale and Karol Cushenbery, Jim Tipton, Janet Hanz, Jim and Deanna Richards, Dave Matheson, Bill Cooke, Gary Moore, Bob Forster, Bob Duncan, Tom and Phyllis Albus, and Frank Mitchell.

Minutes - Russ Michel: TLV Meeting Meetings from May 27, 2009 were presented. M/S/C to accept.

Treasurer's Report: Dan Clinkenbeard

- 1) The Income Statement shows we are tracking to budget with normal variations.
- 2) The June 30th Balance Sheet show Total Current Assets of \$64,667.70
- 3) A CD matures next month and will be placed in the Money Market Account.
- 4) Filed Annual Federal Income Tax of \$226 for interest income.
- 5) Motion - \$300 dues reduction per homeowner for Q1 2010 – Withdrawn to be placed on the ballot for the Annual Meeting.

Landscape Report – Don Carlson

- 1) Four Seasons has been asked to review all sprinkler patterns and, if needed, recommend individual homeowner repairs. It is Four Season's responsibility to adjust sprinkler heads. The individual homeowner is responsible for sprinkler head repair and replacement costs.
- 2) Many lawns have velvet grass / quack grass that looks like crabgrass. Richard will investigate a resolution.
- 3) Some pruning will have to be saved to the fall. The issue is carrying away the debris.
- 4) Don emphasized that each individual homeowner is responsible for weeding their flower beds and landscape areas.

- 5) It is Four Season's responsibility to weed the flower beds and landscape areas at the entrance.
- 6) It is common that landscape plants last 5 – 7 years since they can become overgrown. Removal and replacement may be required.

ARC Report - Simeon Baldwin

- 1) Two ARC permit requests have been received since the last Board meeting – one satellite dish installation, and one remodel that was approved by SBCA ARC conditional on Jefferson County approval.
- 2) Limited Common Area Permit Request – annual work along Paradise Bay Road in association with BayView.
- 3) Discussion – can cedar shake roofs be replaced with composite shingles? Should the Board define a policy?

Vice President's Report – Sharon Zabloutney

The term of four Board members is scheduled to expire the end of this year leaving only two Board members with experience. Sharon presented two scenarios – one with three year term and another with two year term. It is increasingly difficult to obtain TLV homeowners that are willing to volunteer their time on the Board.

President's Report – Mel Caskey

- 1) Port Ludlow Drainage District – a detailed article will be published in *The Voice*.
- 2) Annual Meeting will be September 28th so snowbirds can participate.
- 3) A request for new Board volunteers has resulted in only one positive response. Discussion – everyone needs to take a turn.

Old Business: Entrance Sign Replacement – options to repair or replace. Tabled.

New Business

2010 – 2012 Landscape Contract Bids Discussion Topics

- 1) An email survey resulted in 37 responses, 22 stated to retain FourSeasons, 10 to switch to TruGreen primarily based on performance issues and lesser cost.
- 2) TruGreen has good references and experience, professional equipment, they are the low bid of four responses, they have on-staff professionals (horticulturists, certified irrigation specialists, etc), and indicated they would sign our contract as defined.
- 3) Question – how many days will TruGreen staff be in TLV?
- 4) There is a one year opt out clause for both parties defined in the contract.

- 5) Four Seasons specifically excluded common area broadleaf control defined in the bid package.
- 6) Results of straw poll of meeting attendees: 7 for Four Seasons and 8 for TruGreen

Motion and Second: TruGreen to be placed on the ballot for the Annual Meeting based on their low bid and their indicated agreement with our bid specifications. Split vote 3/3.

Motion – put both landscape contractors on the ballot and let the homeowners decide. No Second.

Motion and Second: Four Seasons to be placed on the ballot for the Annual Meeting based on TLV experience and e-mail responses. Split vote 3/3.

The Board will continue with their due diligence and send an e-mail with pros and cons of each Four Seasons and TruGreen. A Special Board Meeting will be scheduled on August 26th in an effort to put a landscape contractor on the ballot for the Annual Meeting.

Copies of all received landscape bid packages will be placed in the SBCA office for all homeowners to review.

Annual Audit: Reminder that an item needs to be placed on the Annual Meeting ballot waiving the requirement to perform an annual audit of the TLV 2008 financial records. Garth has agreed to perform an informal review.

Annual Meeting: September 27th – 3 p.m. at the Bay Club

Adjournment: M/S/C to adjourn at 4:45 p.m.

Respectfully Submitted,

Russ Michel, Recording Secretary

.
-