

**TEAL LAKE VILLAGE ASSOCIATION
Board of Directors Meeting
March 15, 2010 ---BAY CLUB---3 PM**

As APPROVED at the May 17, 2010 Board of Director's Meeting

Call to Order: The meeting was called to order at 3:00 p.m. by Vice President, Karol Cushenbery

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

Karol Cushenbery, Vice President
Fran Wickeham, Treasurer
Don Carlson – Landscape
Simeon Baldwin – ARC
Russ Michel – Secretary

The following TLV residents were in attendance: Dick Allyn, Bob Forster, Janet Hanz.

Minutes - Russ Michel: TLV Board Meeting Minutes from November 16, 2009 were presented. M/S/C to accept as amended.

Treasurer's Report: Fran Wickeham

- 1) Income Statement for two months and Balance Sheet ending Feb 28th were presented. Our cash balance is \$46,011.89
- 2) The first quarter 2010 \$400 dues credit to the Income Statement and Balance Sheet has been dramatic.
- 3) TrueGreen's monthly invoices will be paid by the 15th of the month following performance of their services as specified in the contract.
- 4) 2009 expense for the detention pond has slipped into the first 2010 quarter.
- 5) Seven homeowners opted to pre-pay some of their future dues in the first quarter.
- 6) One homeowner is in arrears and has not paid interest or penalty assessed for previous late payment. Fran will be discussing with them.
- 7) Fran has looked at other banks since American Marine Bank was taken over by Columbia Bank. Recommends staying with Columbia Bank.
- 8) Fran has arranged for online access to our accounts.

Landscape Report – Don Carlson

- 1) Don is hearing more positive comments than negative comments.
- 2) Common area trimming is progressing nicely. They have removed ten truckloads of debris.
- 3) TruGreen is following the schedule for mowing frequency.
- 4) Fertilizing has been done in the common areas. This was provided outside of contracted services as a way to control weeds.

- 5) The chain of command is for homeowners to contact their block captain should they have issues / concerns. Then block captains pass information to Don and Don then pass information to TruGreen.
- 6) There will be a walk-about with TruGreen management in April. Homeowners will be notified in advance via e-mail. April 12th was suggested.
- 7) Don has received comments that a good job has been done at the entry-way.
- 8) A copy of the signed contract will be placed in the cupboard in the SCBA office.
- 9) Block Captains will be invited to participate in the walk-about with individual homeowners. Block Captains are also encouraged to attend the Board meetings.
- 10) Noted that the sign at the entryway needs to be pressure washed. It was suggested that the sign be painted with same color scheme as BayView.
- 11) TruGreen will be proposing two options for Spring color.
- 12) A price quote for sidewalk pressure washing will be provided for TruGreen.
- 13) Question – was the rain sensor at the entryway been repaired?
- 14) If individual homeowners request, TruGreen will provide rain sensor and install. This will be a specific homeowner expense.
- 15) Homeowners can place a card in the sprinkler control box should they want to set their own watering frequency. The minimum is one inch of water per week per WSU Extension in Port Hadlock.

ARC Report - Simeon Baldwin

- 1) Five applications received since last meeting.
- 2) Dying hemlock behind John Fort's house in the limited common area needs to be removed. It is 80 feet tall and 16 inches in diameter. Arborist report received. Noted that contractor who removes tree needs to be licensed and bonded. The SBCA form has been completed and submitted to the SBCA ARC for approval at their next meeting.

MSC that TLVA pay for arborist report and cost to remove the tree. Four agreed and one abstention (Fran since John is his neighbor)

Vice President's Report - None

President's Report - None

Old Business:

- 1) Liability insurance – does it cover the pond? Fran to investigate and report at next meeting.
- 2) Entrance sign surround – cleaning and painting.

New Business

- 1) Russ reported that the TLV roster needs to be updated. There are four new homeowners since last update as determined from the Jefferson County website.
- 2) Discussed that Block Captains could take the responsibility to welcome new homeowners.

3) Discussed that the TLV roster will not be distributed. It is maintained for the sole purpose of TLV mailing and e-mail notifications.

Announcements: Next Board Meeting on May 17th at 3 p.m.

Adjournment: M/S/C to adjourn at 4:18 p.m.

Respectfully Submitted,

Russ Michel
Recording Secretary

.

-