

Teal Lake Village Association Board Meeting  
July 18, 2016 Minutes  
**DRAFT**

The meeting was called to order at 10:00 am by President Gil Skinner

**Board Members Present:** Gil Skinner, president, Sheila Twohey, vice president and ARC chair and Phyllis Waldenberg, secretary. A quorum was declared. Chuck Gerstenberger, treasurer and Tom Anderson, landscape chair were absent. Tom is on medical leave.

There were 15 other TLV residents in attendance.

The draft minutes of the May 16, 2016 meeting were approved.

**Financial Report:** Sheila provided the Treasurer's Report, dated June 13, 2016, for Chuck in his absence, along with a copy of the 2017 proposed budget for the annual meeting in September.

There are no unusual issues to report regarding expenses to date. The P&L shows an adequate Cash Balance and this, along with future projections, indicates that a Dues Holiday in the amount of \$200.00 per lot would be appropriate for 2016. I would recommend that the following motion be adopted: "I move that a dues holiday in the amount of \$200.00 per lot in Teal Lake Village is hereby authorized effective with the 2016 4th quarter dues."

**Dues Holiday:** Sheila moved, it was seconded and passed that the motion to approve a dues holiday of \$200 per lot in 2016 be tabled until the annual meeting, due to unknown landscaping expenses in the common areas.

Current TLVA Board members, their positions and addresses were filed with Secretary of State.

**ARC Report:** Sheila presented the following Report:

**PERMITS APPROVED:**

16-045 Lot 77 – Removal of Dying Tree  
16-046 Lot 79 – Repaint House  
16-051 Lot 16 – Replace Decking  
16-052 Lot 39 – Repaint House  
16-053 Lot 46 – Repaint House  
16-054 Lot 12 – Repaint House  
16-055 Lot 58 – Repair/Re-stain Deck

**DANGER SLIDE AREA:**

NLS planted huckleberry and salal in area of slide. Total cost was \$2159.29. Bill has been paid. Five hazard signs have been posted in area with "severe" landslide hazard designation.

**NEIGHBORHOOD WALKAROUND:**

Of 24 lots with discrepancies noted, only 3 have applied for permits. Permit is still needed, even if Board determines a need for remedy.

**LIMITED COMMON AREA PERMITS:**

County Critical Area Ordinance (2009) requires that any alteration of vegetation in critical areas requires a County permit from the Department of Community Development and may require an arborist and/or geotechnical report. This is in addition to a permit approval by the TLVA Board and possibly the SBCA ARC. Any approved work not covered by the landscape contract is paid for by the requesting homeowner.

Work done within 30 feet of the center of the road may require a permit from the County Public Works Department. Homeowners do not have the right to perform work in common areas or hire someone to work in these areas without a permit. This includes lots with PLUAs. Homeowners do not have the right to withhold dues to compensate for work they have performed on their own lot or in a common area.

**Vegetation Management Update:** Sheila asked if the Board would be approving the Comprehensive Vegetation Management Plan (VMP) which was completed by the ad hoc committee, consisting of Sheila Twohey, Jen Portz and Christine Spagle. It was given to the Board for consideration at the Board meeting in May. The plan is 45 pages; including Jefferson County maps and complies with all Federal, State, County, SBCA and TLVA CC&Rs.

**(The plan was uploaded onto the TLVA website in June and a copy of the draft is available at the front desk of the Bay Club for members to view.)**

There was discussion by the Board and members in attendance as to what the VMP is. Sheila explained that in 2008 Jefferson County enacted a Critical Area Ordinance plan with regard to wetlands and landslide hazard areas. Much of TLVHA is designated as critical area, some more hazardous than others. This means that homeowners wishing to alter vegetation may not rely on past actions of either the TLVHA Board or ARC as indicative of future outcomes. **From here forward all landscape applications must be addressed within the confines of the current law regarding Critical Areas.**

Sheila pointed out that 90% of the VMP is already in effect, whether or not it is approved by the Board or the Membership, because TLVHA has an obligation and a duty to be in compliance with the ordinance. The remaining 10% has to do with guidelines specific to Teal Lake Village CC&Rs. Sheila suggested that Members read the first eleven pages. She said the approved VMP will be given to the County, which will help simplify permitting for TLVHA Homeowners when requesting a permit.

A brief recap and explanation of the VMP by Sheila will be sent to Members prior to the Annual Meeting and will be presented to the Membership for a vote at the annual meeting.

**Landscape Report:** Glenn Waldenberg, landscape committee member, reported that an arborist hired by Bill Van Ry found an infestation of Sequoia Pitch Moss on the evergreen trees in the common area hillside above the right side of the entrance to TLV, along Crestview. There are about 20 trees involved. This is a landslide hazard area as well. Glenn has contacted tree service companies including NLS, and is getting quotes for options to save the trees. It is critical that no trimming of these trees happens until this infestation is dealt with. Glenn said he will look further in the area to see if any more trees are affected.

**Member Discussion:**

There was discussion by members in attendance about landscaping services being provided. It was decided that a special meeting will be held with Northwest Landscape Services and TLVA members who wish to attend to have their questions answered and to improve communications. Glenn said he and Jen Portz will set up the special meeting.

The Board has responded to a letter received from a homeowner regarding landscape problems dating back to when Tru-Green was the landscape contractor. Landscape Committee members and NLS have met twice with the homeowner. Gil said Board members will meet one more time with the homeowner, but that TLVA will not be paying to have his yard repaired.

Glenn said that residents should send an email to him and Jen with specific problems so they can be addressed.

Greg Wilson, area supervisor with Northwest Landscape Services, has asked to attend the annual meeting to improve implementation regarding problems.

## **Old Business:**

- 1. Update on “walk around.”** Gil said the Board will follow up with owners who have been notified the exterior of their home needs attention, such as painting and/or roof cleaning.
- 2. Dog Complaints:** As a follow up to complaints made at the May meeting about an aggressive dog off-leash, TLVA attorney wrote letters to the owners of the dog and the Jefferson County Sheriff at a cost of \$650. The response from the Sheriff was that all dogs must be kept on a leash at all times. A second complaint was made to President Gil Skinner and the owners were sent an email and agreed to comply.

## **New Business:**

**Fines for non-compliance with Village ARC rules:** At the May meeting Gil asked each Board Member to study and review for discussion at the July meeting, a fine policy for those who do not comply with ARC rules and proceed with work without a permit. 95% of homeowners comply with the CC&Rs, with a small percentage in non-compliance. The Board can establish a fine system without a vote of the entire membership.

**A motion was made, seconded and passed that TLVA Board establish and adopt a fine system for non-compliance of Village rules.**

**Annual Meeting Preparation: The TLVA annual meeting will be held Monday September 19, 2016 at 3:00 pm at the Bay Club.**

### **Board Positions Open At Annual Meeting:**

After 4 years on the Board, Sheila Twohey reported she will be resigning at the annual meeting. Positions of Vice-President and ARC will be open.

Chuck Gerstenberger reported in the Financial Report he will be resigning/not running for the office of Treasurer of TLVA.

We will need to prepare the meeting packets to be mailed 30 days in advance of the meeting. Gil asked members in attendance if they would like to have a party again after the meeting and most were in agreement.

**4. PLA Logging Announcements:** Gil said that Jefferson County and PLA are trading proposals with each other, but no agreement seems to be forthcoming. He said it appears the County Executive is not willing to sue PLA for non-compliance of illegal logging in the MPR. There is concern that the County may fold. He strongly encourages Port Ludlow residents to put pressure on the County Commissioners. We pay a lot of taxes and should have good representation. Here is what YOU CAN DO:

- 1. Attend the County Commissioners meeting at 9:00 every Monday morning for the comment period.**  
Just get up and briefly say your piece.
- 2. Send an email to Commissioner Kathleen Kler at [kkler@co.jefferson.wa.us](mailto:kkler@co.jefferson.wa.us)**
- 3. Attend the SBCA meeting in August when Kathleen Kler will be invited and in attendance to voice your opinion.**

Adjourn - the meeting was adjourned by President Skinner at 12:20.

The annual meeting will be held on September 19, 2016 at 3:00 pm at the Bay Club.

Respectfully Submitted,  
Phyllis Waldenberg, TLVA secretary

