

Village at Lake Chelan
Annual HOA Meeting Minutes
September 16, 2017

Call to order

The meeting was called to order at 10:00am. Present were Lee Parker, Karen Holst, Toni House, Wayne Gordon and Leslie Burns. Lee introduced the board members and the residents in attendance introduced themselves.

Board Reports

President: Lee Parker explained the board has spent a lot of time this year cleaning up and getting caught up on work that had not been completed by previous boards to include financial audits, reserve studies, and infrastructure repairs. The board has been diligent about keeping within budget which has caused some projects to be put on hold. Lee thanked the many community volunteers for their time and effort to improve the look of the neighborhood and to accomplish small jobs that we would otherwise pay a service provider to complete.

Secretary: Leslie Burns explained there are still approximately 15 owners who do not have contact information on file to include email addresses and phone numbers. These residents are not receiving important community information and in the event of an emergency at their homes when they are away, we have no way of contacting them and alerting them to the emergency.

Treasurer: Toni House explained the HOA accounts are now accurate and the billing is running smoothly. There are approximately 6 owners who are chronically late with their HOA dues which requires a lot of her time contacting the owners and getting payment. Of these owners 2-3 are facing liens on their property for dues owed in excess of 90 days. Toni has been working on a way to release liens once payment in full is received that will place the burden on the homeowner and save the board time and money. More information on the process is explained below. Toni reported some budget lines have been overspent while others have been underspent. The board faced several expenses this year that were not budget for to include extra fees associated with the financial audits and reserve study fees. Toni feels, barring any additional unexpected expenses, we will come in on budget for 2017. The one area that is already overspent is the snowplowing line and an early snow season could be problematic for the budget.

Committee Reports

Architectural committee: Lee Parker thanked the ARC committee members, Cliff House, Brian Calicoat and Steve Ness for their work on the ARC. It has been a very busy year and they have done a lot of work to review and approve projects and manage the construction process as it relates to the building rules and regulations. Cliff House reported there are currently 9 active projects in the neighborhood. Three home projects were finalized last month. Cliff said fines have been levied on contractors whose sub contractors (mainly) violate the construction rules. Cliff encouraged residents to report construction related violations if they see one so the committee can follow up on them.

Landscape/Snowplow committee: The snowplow committee is going to work with the snowplow operator this year to sand only the hilly areas in the neighborhood rather than all the streets. Last year the entire neighborhood was sanded repeatedly which caused a huge spring mess and which incurred a large clean up bill.

Wayne reported some frustration with the current landscape maintenance service and advised he will be seeking alternatives for 2018.

Pool committee:

2018 Pool maintenance contract- The pool committee recommends a change in maintenance service from Pool to Spa to Jack's Magic, who used to maintain the pool. Pool to Spa will only come out one day a week, regardless if we have an emergency. The new service will result in a \$15 increase per week which the committee feels is well worth the increased service and flexibility Jack Rutter provides.

Staining wooden picnic tables- The picnic tables need to be sanded and stained. The pool committee is looking for volunteers for this job which can occur this fall or next spring.

Deck sealing (fall or spring)-One more coat of deck sealing would be prudent. The pool committee is looking for volunteers for this job which can also be accomplished this fall or next spring. Leslie will pick up the deck seal in Woodinville, as it has been recommended we use the same product during each application.

The pool house could use a fresh coat of paint which can also be accomplished with a work crew, either this fall or next spring. Residents interested in volunteering for any of these work parties should contact Leslie Burns or Wayne Gordon who will schedule the work. It would be ideal if one or two jobs could be completed in the fall and the third job completed in the spring in order to spread out the work.

New Business

Update on front gate repair: The front gate has been repaired and reinforced. The repair work was paid for by the company who cause the damage.

Audit update: Jeff Webb of Chelan is working on the 2015 and 2016 financial audits. He has requested a lot of information which has taken a lot of time for Toni to track down. Due to the extra work created by skipping an audit year, Toni recommends future boards complete an annual audit and not skip years.

Reserve study update: Leslie reported the reserve study will take place on Saturday, October 7th. Consultants will be on site with board members and will look at our facilities, equipment and infrastructure to help compile their report. A reserve study has not been completed for 6 years. State law requires an annual reserve update and an on-site reserve study every three years. These studies range from \$1,000-\$3,000 depending on the type of study. The study for 2017 will cost approximately \$3,000 because it will consist of a comprehensive, on-site study and report.

2018 Budget preparation: The board is working on gathering budget figures for the development of the 2018 budget. Expenses are rising in some categories and the board is working hard to put together a thoughtful and complete budget while keeping HOA dues increases to a minimum.

2018 Board elections (3 open positions): There will be three open positions on the 2018 board. Karen, Lee and Toni will not be running for re-election, therefore we need at least three community members willing to run for the open positions. If you are interested in running for an open board position, please contact Lee Parker or Wayne Gordon who comprise the nominating committee. If you have questions about board positions and/or responsibilities, please contact any board member who may be able to answer your questions. Ballots will be mailed to each resident by November 1st. The mailing will include a copy of the 2018 budget.

Road repairs (estimate needed): Leslie will be contacting Black Rock Asphalt Company of Wenatchee to request a comprehensive review of our neighborhood roads to determine what areas are in need of repair.

Landscape needs: Tree trimming along the perimeter and common area weed maintenance is needed. Lee has contacted a local company who provides tree trimming services and who can also handle our common area weed/grass problem, primarily along the north fence line. The service may be able to accomplish the tree trimming in late winter when work is slow.

Community contact list: Some residents have expressed a desire to have a community contact list. Leslie will circulate an email to all owners who have an email address on file to determine if they want to be included on the contact list. There will also be some rules and guidelines associated with use of the information. Owners who

do not wish to include their information on the contact list may opt out by notifying Leslie.

Old Business

Fire hydrant flags for winter snow: Lee will be ordering the flags and the fire department will install them on the fire hydrants. The flags are used to mark the fire hydrants in the event they get covered by snow.

Off Agenda Items

Lien process/costs: It costs approximately \$300 to file and remove a lien on property as a result of non-payment of HOA dues. These costs will be passed on to the owner and the burden of releasing the lien will be placed on the owner as well as the associated fees.

Release/quit claim of community lots: There are two common area lots in the neighborhood that are still owned by the developer and on which we pay irrigation fees. Toni has been working with the developer to quit claim the lots to the HOA.

Maintenance of empty lots: The CC&R's require owners of unimproved lots maintain the appearance of the lots at their own cost. This covenant has not been enforced previously. The board will be enforcing this requirement effective 2018, requiring owners to maintain the appearance of the lots on a monthly basis at a minimum. There is widespread concern amongst residents that the unimproved lots collect weeds which spread to neighboring lots in windy conditions and are unsightly. Owners of the unimproved lots will receive three notifications of the new requirement, giving them sufficient time to make arrangements for maintenance.

Hwy 150 improvement: The Landscape committee is seeking bids to improve the appearance of the planting strip along HWY 150. This project is scheduled for 2018.

Cars stored in overflow parking areas: The overflow parking areas are intended for guest use at all times and owner use between the hours of 8am-8pm. The parking areas are not intended for long term storage of resident's vehicles. If owners are using the overflow parking as a storage area for their vehicle, they will receive a notice to remove the vehicle or face towing of the vehicle at the owner's expense. The exception to this rule is in phase one where there are a few homes that were constructed with short driveways which do not allow for a vehicle to be parked in the driveway.

Community input/questions

There was discussion about the water rates and the fact they will continue to rise for the foreseeable future. Some owners have determined it is less expensive to forfeit their irrigation rights and pay for domestic water use.

A resident asked about additional income lines listed on the trial balance report. The additional income came from the developer who paid \$1,000 for lots sold, ARC fees received and late fees assessed to late HOA dues payments.

There was discussion regarding the snowplow service and sanding roadways. The snowplow committee agreed to direct the snowplow operator to sand only the hills in the neighborhood.

The board thanked those residents who have assisted the board with work parties and who have taken it upon themselves to improve the overall appearance of The Village through their volunteer work.

Village resident Rose Marie Hansen passed away at her home this past Friday. Our sincere condolences go out to her family.

Next meeting

The next board meeting will be held on Saturday, December 16, 2017. Following the meeting, the new board members will meet to assign board positions.

Adjourn

A motion to adjourn was made, seconded, approved. The meeting was adjourned at 11:55am.