

Village at Lake Chelan
Board Meeting Minutes
September 15, 2018 10:00am
Manson Parks & Rec Offices

Call to order

The meeting was called to order at 10:00am. In attendance were Wayne Gordon, Leslie Burns, Renee Elia and Sherry Ochsner. Toni House was absent.

Board Reports

President:

Wayne Gordon reported it has been a productive year in the neighborhood. The board worked with a variety of vendors to get the best prices available to accomplish the variety of necessary tasks and projects. We have a lot of new neighbors and new interest in getting involved.

Secretary:

Leslie reported she responded to a variety of emails from residents, mostly seeking information from new residents. If a new resident has not received The Village Welcome Letter, please contact Leslie and she will get the information sent out.

Any resident who changes their email address or other contact information is encouraged to notify the board so their info can be kept up to date.

Treasurer:

Leslie reported for Toni who was out of town and unable to attend the meeting. The board will be convening in another month to draft the 2019 budget which will be voted on in November, along with the open board positions.

The year to date financials were emailed to all residents (who have an email address on file). No residents in attendance had any questions regarding the current financials.

Committee Reports

Architectural committee:

Lead ARC Bryan Calicoat reported we have 3 pending submittals for new plans, 13 in different phases of completion, 3 that just started excavation, 1 awaiting excavation and 3 pending finals. Construction is not going to slow down until next year. Please be patient with the construction as there are so many projects, so many subs and so many things to manage. Sometimes issues need to get prioritized. We have approximately 16 empty lots, some which are for sale.

The board thanked Bryan for his tireless work, professionalism and expertise in handling such a huge workload. Cliff House and Ken Marques are also active members of the ARC and are very valuable members to the committee.

Landscape/Snowplow committee:

Wayne reported the overall landscaping appearance has improved due to a lot of resident involvement and voluntary hours. Much has been completed for free, such as trimming, weeding, picking up tumble weeds, fertilizing, spraying, etc, saving a lot of budget funds. There is room for additional volunteers on this committee. If you are interested, please contact Wayne or any board member.

Pool committee:

Leslie reported the pool season has run very smoothly. The pool will be open through Saturday, Sept 29th and then will be closed for the season. The pool passes worked well for the second year and there was no damage or vandalism to report.

A volunteer team painted the pool house, sealed the pool deck, Wayne changed out all the lighting, residents donated pots and plants, umbrellas and decorations. Lee Parker built a new set of shelves which makes for more working room and much improved organization inside the pool pump room.

The pool needs to have some missing tiles reapplied. If any resident has experience replacing missing tiles and is willing to donate their time, a work party will assist. Otherwise we will need to hire the work out to a contractor. If you have experience with tile application, please notify Leslie (Lynenandlesie@msn.com) or a board member. The tiles will be replaced in the spring.

New Business

Board position openings (Wayne/Leslie):

The board has two positions which expire at the end of 2018. Leslie will not be running for another term. She is committed to working with a new member to assist with a

seamless transition. Wayne will not be running for the board and offers the same assistance with a transition. Both members will continue to be active on committees.

Any residents willing to run for the open positions can contact Wayne, Leslie or any board member and their names will be added to the currently empty ballot.

2018 Reserve Study (Leslie):

We have a reserve study in progress which should be completed in October. The board will use any findings to construct the 2019 budget.

Common area behind residence:

The board received a request to fence in some of the common area behind a residence for use by the resident and to be maintained by the resident. The law does not allow the board to give up common area. The law requires a certain percentage of common area in the development which must be accessible to all residents.

Proposals by homeowners: (Leslie)

- New basketball hoop <https://basketballgoalstore.com/in-ground-hoops/page/2/> (\$1500 equipment only)
The board will consider replacement of the hoop, backboard and pole while drafting the 2019 budget. If funds are available to purchase the new equipment, a volunteer work team will be assembled and handle the installation.
- Water/Splash park (no bids, no design)
Lacking a design and bid, the board did not discuss this project.

Inquiries for short term rentals: (CC&R's state, 3.3 "Limitation of Use Restrictions," Subsection (g) Alienation, "No unit may be leased for a term less than 6 months," (Leslie):

The board has received several inquiries from potential home buyers, asking if short term rentals are permitted in The Village. The CC&R's do not allow for a lease/rental term less than 6 months, effectively forbidding short term home rentals. Residents are encouraged to notify the board if they have evidence of a home being used as a short term rental so the issue can be investigated.

Resident budget allegations (Leslie/Wayne):

Residents in attendance were given the opportunity to express any concerns over the way funds are being spent or to ask any financial related questions. No questions or concerns were submitted.

The board explained the Association has a Treasurer who is a trained book keeper who works in concert with a professional accountant to handle all bills and financial

transactions and an annual financial audit is completed by a license CPA, Jeff Webb in Chelan. There is oversight of the Treasurer by board members and oversight of the accountant by the Treasurer. The financial audit is posted to the website when it is completed annually.

Old Business

Hwy 150 fence warranty claim (Wayne/Renee):

The vinyl fence, which we paid \$39,000 for has a fading issue. Renee has been working on a claim on the life time warranty with Dura Max since May 2018. Dura Max is requiring the installer gather all the defective pickets, ship them to Dura Max at the installers expense, so Dura Max can grind up the pickets. The installer advises it would be cost prohibitive for him to ship the pickets to California.

Dura Max is also requiring the installer to pay for shipping of the new material and to pay for the installment of the new material.

The installer does not have any such requirements in his contract with Dura Max. The installer from Eagle Fencing is working cooperatively with our association on a final resolution.

The next legal step to take is to file a complaint with the Attorney General's office in Washington and possibly California.

Update on projects:

- West side fence repair (Wayne):
Wayne reported the west side fence repair has been completed. Manson Fence repaired all the areas of the fence that needed repair and it should have a good life span going forward.

Rules and Regulation review (Wayne):

The board convened a committee of resident volunteers to conduct a review of the current Rules and Regulations. The committee consisted of 3 residents (no board members) who reviewed the document and made several suggestions. The board reviewed the suggestions and encouraged resident input. The final document was unanimously approved with some changes and will be emailed out to all residents and posted on the website. The new rules and language are in effect immediately.

The board thanked the committee members Jerry Smith, Mike Zeitner and Bill Ritter for their work on this large document.

Off Agenda Items

None

Next meeting

To be determined

Adjourn

The meeting was adjourned at 12:20.

Community discussion(s)

None