

**The Village 2015 HOA Meeting Minutes**  
**September 19, 2015**  
**Majority approved September 10, 2016**

The meeting was called to order at 10:02am by Sarah Cushing. In attendance were Sarah Cushing and Pat Rooney. Jason Fors was absent.

**Approval of Minutes:**

The board reviewed the meeting minutes from the 2014 HOA annual meeting. A motion and second were made to approve the minutes as presented. Motion carried unanimously.

We had 16 lot owners present, 4 proxy's' were submitted and the Village at Lake Chelan LLC submitted proxy's' for their lots. A quorum was established.

**Introductions:**

The owners in attendance introduced themselves.

**Architectural Committee (ARC) Update:**

Lee Parker provided an update and reported the committee is currently reviewing one proposal for a new start, scheduled to begin construction next spring. There are a few other projects being considered, but no additional plans have been submitted to the ARC for review.

**Pool Committee Update:**

Leslie Burns provided an update on the pool and necessary maintenance issues. Pool to Spa has provided a bid which would address the current problems with the pool deck, the necessary replacement of the pool tiles and some system upgrades to include an auto-chlorinator and auto-water fill valve. Leslie and Pat will be seeking a second bid for the same scope of work and then the Board will decide on which company to use.

The pool will be closed on Sunday, Sept. 20<sup>th</sup> for the season. The pool furniture will be removed the following week so the deck can be seal coated. A second application of seal coating will be applied in the spring to give it the necessary coating going into the summer season.

Sarah wanted to thank everyone who came out to help clean up the pool area after the ash stopped falling. The crew cleaned off the deck, furniture and buildings.

Leslie requested all residents remind their guests to report any problems or mishaps that occur at the pool so they can be addressed right away, such as messes in the bathroom/shower area, pool furniture or other problems. If you notice something that

needs to be addressed or repaired, contact a member of the pool committee or Board member.

### **Board position openings:**

Pat Rooney made a motion to increase the number of Board positions from three to five. The motion was seconded and approved, unanimously. There will be three Board positions open, beginning January 2016. If you are interested in running for one of the positions, please send your resume to Jason Fors by October 30, 2015 for inclusion on the ballot. Owners will be mailed ballots and the voting will be conducted via email and/or snail mail. The results of the election will be announced at the December Board meeting.

Owners are also encouraged to sign up for the Architectural Committee, Pool Committee and Grounds Committee. If you are interested in joining one of the committees, please contact a Board member.

### **State of the Community:**

Of the 107 lots in The Village, 50 of them have homes on them and 13 lots remain for sale by the developer.

The property where the mobile home resides, which is located on the highway (outside the fenced area), will revert to the developer at such time as the current resident passes away or otherwise vacates the property.

All of the streets in The Village were seal coated this year.

The entrance sign has been replaced with a new one.

The pedestrian gates needs attention, as the spring mechanism is not functioning properly. Pat suggested replacing the key lock with a code pad, similar to the code pad used at the pool.

The gates were closed all weekend during the Memorial Weekend and Fourth of July. This didn't seem to present any problems and did keep things quiet in the neighborhood, specifically the pool area.

The combination to the entry gates will be changed annually from now on.

### **Financial report:**

Pat reported there are two-three owners currently delinquent on their HOA dues; total of \$1,016.00 in arrears to date. The Board is placing a lien on two of these properties and considering working with the HOA attorney to seek resolution through legal channels.

Pat explained the YTD expenses as reported on the handout document needed some explanation. It appears the expenses exceeded the income; however that is not the case. Two expense funds were combined, rather than reporting the expenses separately, which are actually funded by two different funds, the Operating Expense and Reserve Account funds.

The Reserve Account is used to fund large, infrequent projects, such as seal coating and the Operating Account is used to fund routine, re-occurring expenses, such as insurance, water, landscaping, etc.

In 2016 the HOA will have to get a reserve study completed, which is required by law.

The Board is seeking an auditor to complete an audit of the Association's financial accounts.

### **Other business:**

The large for-sale signs at the entrance to The Village are unsightly and the Board will be seeking permission from the developer to remove them.

A discussion regarding the posting of political signs in the neighborhood took place and a straw poll among those in attendance unanimously determined political signs should not be allowed and the current CC&R's regarding them should be enforced.

The point of contact for all builders is Larry Hibbard. Larry meets with each builder to review the plans for all new starts in The Village and manages the build process regarding setbacks and overall height.

A homeowner asked all Village property owners to be respectful of the Board members and committee members. Owners are reminded these positions are staffed by volunteers and they should not be accosted verbally or physically. All owners and their guests need to be reasonable and appropriate, even if there is a point of disagreement. Property owners should seek the proper approval before making any changes/additions/improvements to their property or home and follow the prescribed processes.

Any changes to the CC&R's require a 67% majority approval. Any significant changes may require a 90% approval.

The Association Rules and Regulations are easier to make adjustments to by the Board.

### **Comments from association members:**

It has been reported there is no hot water in the pool bathrooms. This was confirmed by Leslie after the meeting. Sarah will contact the plumber to have him check the hot water tank. The tank is about 8 years old and may need to be replaced.

The Board would like to convene a new Grounds Committee. If you are interested, please contact a Board member.

If you are leaving The Village for the upcoming season, you might consider leaving your emergency contact information with a Board member in case something occurs on your property while you are gone.

A suggestion was made to insulate your water meter. Some meters have experienced leaks as a result of the cold temperatures. One homeowner placed a pillow in a plastic bag and then placed the pillow inside the water meter box to insulate the meter.

Remember to empty your ice bin in your freezer before leaving for an extended period of time. During the recent power outage, some people experienced melting ice, which drained out of their ice makers and onto the floor.

The next Board meeting will be held in early December, the date to be announced.

A motion and second were made to adjourn, motion approved.

The meeting was adjourned at 11:08am.