

# **The Village at Lake Chelan 2016 HOA Annual Meeting Minutes**

**September 10, 2016**

**DRAFT – NOT APPROVED**

The meeting was called to order at 10AM by president, Sarah Cushing. Board members in attendance were Sarah Cushing, Jason Fors, Lee Parker and Karen Holst.

We had 29 lot owners represented. A quorum was established.

## **Approval of Minutes:**

A verbal reading of the 2015 Annual minutes was declined by those present since they are posted on line. A motion and second were made to approve the minutes as presented. Motion carried.

## **2016 Board Accomplishments**

A review of Board Accomplishments was provided as follows:

- Replaced fencing along highway

- Replaced landscaping on both sides of the entrance gate

- Refurbished the swimming pool, installed new hot water heater, auto fill and auto chlorinator

- Collected two very large overdue HOA dues accounts.

- Installed equipment at the front gate that will allow owners to program their vehicle or garage door remote controls to open the gate without having to use the keypad.

- Reduced our Reclamation Allotment costs almost in half.

- Hired Evergreen Accounting to provide bookkeeping services

- Hired an excavation company to perform drainage work in Phase I common area – to be started in September

## **Financial Report:**

Jason Fors reviewed the current actuals to budget, through August 31, 2016. Most items are reasonably within target with the following major exceptions:

- Annual audit - we had to have 3 years performed.

- Irrigation – the rates doubled for 2016, however we have taken steps to mitigate for 2017 and on.

- New Fencing – went over budget by almost 1/3<sup>rd</sup> - expect no maintenance costs

## Division 1 Drainage Project – lowest estimates came in 50% larger than budgeted

The last two items came out of the reserve account, however the Board does not anticipate any large items needing to come out of reserves for 2017. A required 3 year reserve study will be contracted for the end of the year.

We have hired Evergreen Accounting Service to perform our HOA bookkeeping duties. Most transitioning responsibilities have now been completed. Invoicing for the 4<sup>th</sup> quarter will continue as it is presently. However, Invoicing will be done on an annual basis for 2017 and on, with payments still being able to be made monthly, quarterly, semi-annually or annually. Late payment fines will remain the same if not paid by the 10<sup>th</sup> of each month. It was reported that we have only 3 lot owners that are in serious arrears and steps are being taken to collect.

The Board will be working on the 2017 budget during October and this will be mailed out November 1<sup>st</sup>, along with the election ballot.

### **ARC Committee Report:**

Pat Rooney emphasized that the rules and requirements are on line and need to be reviewed and followed. Approval cannot be granted at the spur of the moment. There are currently 2 projects started with 3-4 to be coming to the committee by the end of the year.

### **Landscape Committee Report:**

The Landscape Committee has completed their twice yearly review of the community and a report has been sent to the Board of Directors. The Board of Directors will be sending out First Notice of Violations for weeds, pruning, fence staining, house painting, etc. The community expressed a concern about the lawn maintenance crew cutting the lawns too short and at time scalping. The issue will be addressed to the lawn maintenance company.

### **Pool Committee Report:**

The pool has been refurbished and is looking better than ever. Pool To Spa have been performing maintenance on the pool and everyone is very happy with their work. The pool will close on September 18<sup>th</sup> at 5PM. Additionally, pool will be closing at 8PM for the remainder of this season. The pool deck will then have a second coat of sealant applied and the cover installed. See Community Member Discussion for other pool comments.

### **Board Position Openings:**

There are currently two openings for the Board. Anyone who is interest is asked to submit their name along with a statement outlining their desire and qualifications to the Board no later than October 15<sup>th</sup>. That will ensure their name will appear on the ballot that will be sent out by November 1<sup>st</sup>. Those interested can send an email to [villagehoa@hotmail.com](mailto:villagehoa@hotmail.com) or mail to PO Box 464, Manson 98831.

### **Community Member Discussion:**

Some community members would like the Board to consider having the Annual Meeting possibly in June, with elections held in September, or elections held at the same time of the Annual Meeting. The Board will have to review the CC&Rs before presenting the idea to the community.

A letter was read suggesting the pool rules be changed to allow grown children to not be accompanied by a homeowner. The pool committee consisting of Renee Elias, Inga Pederson, Toni House and Sarah Cushing will review the current pool rules, the impact of changing the current rules and how that impact might be minimized and present to the Board for approval. Suggestions can be emailed to the Board and will be forwarded on to the committee. Pool Rule revisions will be made prior to the 2017 opening.

It was also suggested that non-slip runners be put down on the pool bathroom tile floors to minimize the potential of falls on the slippery tile surface.

It was announced the pool would close on September 18<sup>th</sup> and pool hours reduced to 8PM for the remainder of the year.

It was asked if we had a community block watch. Currently there is not an organized group, however to encourage a sense of community it was suggested that we get to know our neighbors and let our neighbors know when we will be away and how to contact each other.

The meeting was adjourned at 12:10