

Village at Lake Chelan
Board Meeting Minutes
June 9, 2018 10:00am

Call to order

The meeting was called to order at 10:03am. In attendance were Wayne Gordon, Renee Elia, Toni House, Sherry Ochsner and Leslie Burns.

Meeting Minutes:

The meeting minutes from the previous meeting were accepted as entered. Motion to approve, motion passed.

Board Reports

President:

There have been a lot of projects occurring in the neighborhood. Funding the on-going expenses is becoming a challenge for the future, as service fees are rising. The board is working hard to keep the reserve fund up and normal expenses funded.

Secretary:

Nothing newsworthy to report. Information has been sent out via email to homeowners as projects begin and commence, along with periodic updates.

Treasurer:

The common area landscaping will likely be over budget this year. The residential mowing is going to be over budget due to increased fees. The ARC residential fees will help offset some of the overage of the lawn mowing. As the neighborhood gets built up, there will be less income from ARC fees.

There will be a corrected version of the Trial Balance report posted to the website.

We currently have one lien placed on a lot for dues not being paid, with likely a second lien being placed soon for non-payment.

Owners who are behind in paying their HOA dues lose their privilege to use common areas, to include the pool.

The 2017 audit has been completed by Jeff Webb and has been posted to the website.

Committee Reports

Architectural committee:

There are currently 12 homes under construction. In May the ARC issued finals on two homes. In mid-July the ARC will likely issue finals on additional homes. There are four different contractors working in the neighborhood currently.

There will likely be an additional 5-6 days of blasting.

Landscape/Snowplow committee:

Snowplowing: The committee is looking for a new snowplow operator with more experience and hopefully better results than last winter.

Landscaping: Miguel Romero is handling the common area landscaping and Pedro Zamudio is handling the residential mowing.

Pool committee:

The pool is up and working. The deck has been seal coated, the pool house painted and Lee Parker has built a beautiful set of shelves for the pump room which will help in the organization of the room immensely. Thanks to Lee for donating his time and effort to build the shelves and to the painting crew who did a very nice job painting the pool house and the residents who provided lunch and beverages to the work crew. Many items have been donated to the pool facility including 2 umbrellas from the Seigle's and Parker's and a planter from the Gordon's.

New Business

Birdfeeders: If you are going to hang a birdfeeder, please be thoughtful as to placement and how it will affect your neighbor, fencing and the attraction of birds we do not want, such as ducks, which make their way to the pool. Since the feeding of the ducks has halted, the ducks have not been spotted in the pool area.

Hwy 150 fence warranty claim:

Renee is working on a warranty claim due to the fading of the HWY 150 vinyl fence. It is a Duramax product that has a lifetime warranty against fading. Renee has been working on this for the past month with great difficulty at reaching anyone at Duramax. The company has requested multiple types of proof, to include 2 samples of the actual fence. Wayne has removed the two samples which are being sent back to the company in Colorado. The company will test the product to ensure it is their product and depending on the results, we should have a claim for defective materials.

Old Business

Update on projects:

- **Road work:**
The road work is scheduled to be completed next Thursday.
- **Front gate:**
The front gate is now in operation and the code is the same.
- **West side fence repair:**
The west side fence is the last side that needs to be addressed with falling panels and bad boards. We are going to try and remedy the problem this year without fixing the entire stretch of the fence. The board will study options next year and make a decision on how to proceed with repairs/replacement.
- **East side fence repair future project:**
The eastside fence was completely repaired and replaced and the new boards stained. This will extend the life of the fence for several years without incurring the cost of a total replacement.
- **Hwy 150 rock project:**
The rock project has been completed and will require basically no maintenance going forward. There has been a new water line extended to the three trees which was previously faulty.

Vinyl fencing/new language:

The following language will be added to the ARC rules under section 7.2:

Residential vinyl fencing may be approved by the ARC committee as follows:

- Fencing must be a color consistent with the current exterior neighborhood vinyl fencing color
- Fencing must be consistent with the material used in the current exterior fencing
- The grain or pattern must be consistent with the material used in the current exterior fencing
- An actual sample of the desired vinyl fencing must be presented to the ARC committee for review. A photo, brochure or similar will not be accepted by the ARC in making their determination to accept the vinyl fencing request.
- Colors which are not consistent with the exterior fencing will not be allowed. The intent of this rule is to prevent a variety of colors used inside the neighborhood.

Motion to approve new language and add to ARC rules, motion passed.

Rules and Regulation review:

The board appointed a committee to review the current Rules and Regulations. Jerry Smith, Bill Ritter and Mike Zeitner comprised the committee. The committee met and made some suggestions for new language. The board will need to review the suggestions and will discuss the suggestions at the next board meeting.

Off Agenda Items

The yard sale was not held this year due to lack of interest. We are planning on holding one every other year if there is enough interest.

Next meeting

Saturday, September 15, 2018, at 10:00am. This will be the annual HOA meeting for the year.

Adjourn

Meeting adjourned at 10:45am.

Community discussion