

Village at Lake Chelan
Board Meeting Minutes
March 24, 2018 10:00am

Call to order

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

Meeting Minutes:

Motion to accept the December meeting minutes, seconded, approved.

Board Reports

President:

Introduction of new board members Renee Elia and Sherry Ochsner. We have had good volunteer participation on projects over the past year. If residents are interested in joining a committee, please advise the board via email or in person. We have a lot to accomplish this year and will need volunteer assistance to complete everything.

Wayne will be handling CC&R enforcement and complaints. He will strive to handle the first contact in person and request voluntary compliance.

We are experiencing some residents who are delinquent in paying homeowner's dues and the board is dealing with those accounts. We rely on the owners to pay their dues on time, as these funds are used to fund our operating budget.

Secretary:

Leslie received an email from a resident requesting the discussion topic of mobile home/property purchase (added to new business).

Please keep your email, mailing address and phone numbers updated as they change. Most of the neighborhood info is sent out via email.

Treasurer:

- Toni completed a revision on the 2018 budget (line item correction). The reserve study and annual audit amounts were listed on the wrong lines, they have now been corrected.

- The missing petty cash from the previous board has been found, returned to the current board and the budget updated to reverse the loss.
- The 2017 financial audit is being completed by Jeff Webb.
- The Association finished the 2017 budget with a small surplus. The 2017 year end documents have been uploaded to the website.
- The 2017 irrigation bill came in at just over \$3,000 for the year and the county has refused to combine our parcels which would lower our irrigation costs going forward.
- Two property owners are behind in HOA dues. We have placed a lien against one owner and will likely be placing a lien on the second owner in the near future if payment in full is not received. The HOA governing documents allow the board to place a lien on property if an account is 90 days overdue.
- Monthly invoices will be mailed out by the accountant, but no statements will be sent.
- Residents need to understand their dues are due by the 10th of each month regardless if they receive an invoice or not.

Committee Reports

Architectural committee:

Cliff House and Bryan Calicoat are active members on the ARC and are looking for another member to join them. Thanks to former member Steve Ness for his service.

We currently have 11 homes in the planning stages or under construction. Five are in the process of getting started. We have had at least 10 homes under construction at one time over the past year.

Landscape/Snowplow committee:

Wayne collected three bids for landscaping service for the 2018 season. The bids came in from Miguel Romero, Jorge Espinoza and Constantino Montez. As homes get built, we have more lawns to mow, thus an increase in landscaping costs. Wayne worked hard to negotiate the best bids from the three services. Also used in consideration is the size of the crew available to complete the work in a timely basis. Wayne's recommendation was to contract with Miguel Romero's service. A motion was made to contract with Romero's service, seconded, approved.

Wayne collected bids for tree trimming of the plum trees along HWY 150 from two services. Dan James will be completing the tree trimming this spring.

Pool committee:

The pool is scheduled to be open Memorial Weekend. Jack Rutter will be handling the pool maintenance this summer with twice weekly cleanings.

The pool committee will be convening some work parties to seal the pool deck and paint the clubhouse, as weather permits in early May. Emails will go out in search of volunteers as we get closer to May.

New Business

Road repairs

Leslie is in the process of acquiring bids for road repairs, to include settling and cracks.

ARC Committee building exception request

Lot 33 owners would like to build a 2-story home on the lot and have requested variance to build a two-story home. A two story home would be consistent with the neighboring homes and would not affect any views. A motion was made to accept variance to lot #33 to allow for a two story residence, seconded, approved.

The ARC requested clarification on the home type for lot #75. The current application for the lot is a single story home and has been listed accordingly since the inception of the development. For some unknown reason, the realtor listing the lot has told prospective buyers they can build a two-story home on the lot, which is not consistent with neighboring homes. No variance for a two-story home was granted.

ARC Committee building standards revisions proposals:

- **Vinyl fencing:** Several residents have started to request permission to build fences using vinyl fencing. Board members will work on ARC language to bring to the next board meeting regarding vinyl fencing.
- **Eliminate requirement to screen heat pumps:** Some current homes have screening and others do not. Propane tanks are not allowed to be screened. A motion was made to remove the ARC requirement for heat pump screening and require future heat pumps be positioned towards the back of the property, seconded and approved.

HWY 150 improvement

The stretch along HWY 150 was planted with a poor choice for ground cover and has been replaced and is still not thriving. Wayne acquired bids to remove the plants, landscape fabric and existing irrigation and replace new landscape fabric and cover with

rock. Wayne recommended the bid from Miguel Romero to complete the work. Wayne will also work on getting a bid to rock the common area in phase 2 behind the rock outcrop that is affecting 7 homes. A motion was made to accept Miguel Romero's bid for the HWY 150 project, second, approved.

Dog park fence repair/replacement

Renee received bids for a cedar fence and chain link. She is going to gather additional bids for this area.

East/West fence repair/stain and replacement

The board will work on getting multiple bids for repair and staining of the East property line fence, as this fence is still in good shape but does need some necessary repairing and staining to lengthen its useful life. The board will gather bids for replacement of a section of the West fence where posts have rotted through and the fence needs replacement. All fence projects will be done over a period of years to spread out costs and workload.

Mobile home/property purchase by HOA discussion (requested by resident):

The HOA Reserve account is currently underfunded and should be the focus of budget going forward. Lack of a motion to continue discussion.

Old Business

None

Off Agenda Items

Garage sale: If residents are interested in having a yard sale, contact the board. Date of garage sale TBD based on interest.

Next meeting

The next meeting will be held on Saturday, June 9th at 10:00am.

Adjourn

A motion was made for the meeting to adjourn, seconded, approved. The meeting was adjourned at 11:54.