

Village at Lake Chelan
Board Meeting Minutes
June 22, 2019 8:30am

Call to order

The meeting was called to order at 8:30am. In attendance were Jerry Smith, Gary Larsen, Renee Elia, Sherry Ochsner, and Toni House.

Board Reports:

President Jerry Smith expressed thanks to all the volunteers who work to keep the neighborhood looking beautiful. He also called for a motion for the minutes of the previous Board Meeting, 3/23/19, to be approved. The motion was made, seconded, and carried.

Secretary:

Renee noted that there will be three Board positions available beginning 1/1/20. The three Board members whose terms end are: Renee Elia, Toni House, and Sherry Ochsner.

Treasurer:

Toni reported that as of now, all property owners are current on HOA dues.

2020 Budget:

Toni stated that work on the 2020 budget will begin around 10/1/2019. She asked that committee liaisons get information and requests from their respective committees before 10/1/19 for items to be considered during crafting the 2020 budget. Under the HOA rules, ballots for the budget and Board openings must be mailed by 11/1/19.

HOA Audit:

Toni reported that the annual HOA Audit has been successfully completed and is available on the Village website (www.villageatlakechelan.com).

HOA insurance:

Toni reported that the Village HOA insurance coverage renews on 8/15/19 and runs for one year. She said our agent encouraged us to look at our 1M limits relative to general liability; directors and officer's liability; stop gap coverage.

There are three options available:

- (1) leave the coverage as is,
- (2) increase liability coverage to 2M for each of the above categories, resulting in a premium increase of \$745 a year or,
- (3) add a 5M umbrella coverage which would extend aggregate coverage (over and above the 1M currently in place) on: general liability; directors and officers liability; stop gap coverage; and non-owned auto coverage, resulting in a premium increase of \$869 per year.

Toni recommends a motion be made today because the insurance renewal is in August, and the next Board meeting is in September. Discussion followed.

A motion was made to purchase the umbrella coverage; the motion was seconded and carried.

Committee Reports

Architectural committee:

Ken Marques from the ARC reported there currently are 14 lots available for construction; 2 under construction, and one request to construct (lot #39). He also noted that the ARC guidelines need to be reviewed to eliminate any inconsistencies. Jerry suggested the committee review the guidelines and submit recommendations to the Board. Ken also said the ARC is soliciting for a third member; anyone interested should please contact Ken.

Landscape/Snowplow committee:

Wayne reported on completed projects: Dan James trimmed trees in front of the Village; the NE corner has had trees trimmed back and debris hauled away; the north fence area has been cleared.

Wayne noted all the rocking that has been done to the common areas in Phase 2 has greatly helped weed and tumbleweed control and has cut down on the amount of chemicals needed to get rid of weeds.

Wayne said there is ongoing maintenance of sumac tree removal; the roots are growing back.

Fence staining: Wayne received a bid for \$5572.30 from Manson Fence for staining the east and west cedar fences; he recommends not staining; cedar will not rot, and saving that money toward replacing the worst of the fence on the west side of the Village.

Mowing: front lawn costs are going up @ \$100/week per year for a total of \$2700 annually. This will likely increase as more lots are developed. The HOA is currently

paying \$6 per week per front yard for the mowing. Bids for next year's mowing should be here by September; in those bids, we will request quotes for mowing every other week beginning in July, which will help defray costs.

Road Sealing/Repair/Striping: Wayne stated bids should arrive by September for road sealing and striping. There also are a handful of storm drains that need to be repaired and those repairs will be included in the bids.

Interior landscaping: Wayne reported that some of the interior common area is mostly rock, so maintenance is low; spraying for weeds has been effective. Corner lot common areas (slivers) and mowing: the lawn service has been mowing it as part of the front yard mows. The Havenwood corner common area landscaping has maintenance issues with existing pipes, so rock makes it easier to get at the pipes. Small evergreens can be added for about \$600; this will include installing a "T" into the HOA irrigation for watering. The project will be done and paid for out of the general budget.

Wayne thanked the following: Dawn Findley-Groves for her generous \$1000 donation to our landscaping, and Kristi Smith, Dave Simmons, Bob and Cindy Connors, Leslie Burns, and Margaret Taboada, for all their volunteer landscape and beautification work.

Pool committee:

Leslie Burns, Pool Committee chair was absent. Renee Elia, Board liaison, reported.

It was requested that the following sentence in the Pool Rules be restructured:
Bullet B, letter b: Current language is "The family member is staying overnight in the homeowner's residence as a guest at the time they are using the pool and;" Proposed language: "The family member is staying in the homeowner's residence as an overnight guest at the time they are using the pool and;"

A motion was made and seconded to reconstruct the sentence; motion carried.

A thank you to the volunteer efforts of Bob and Cindy Conner, who spend time almost everyday cleaning the pool deck, arranging chairs, pruning bushes, skimming the pool and doing general handyperson work. Thanks very much to both of them for their assistance in running the pool this year!

A new Pool Rules sign has been hung on the pool house, under the clock (again thanks to Bob for hanging the sign). The two former Pool Rules signs had some inconsistencies and redundancies, so the information has been combined and corrected onto one sign.

Leslie is conducting some research on a new pool gate security system, which will be discussed in more detail in an agenda item under New Business.

New Business:

Adopt a project:

Toni said volunteers are an enormous help in keeping Village maintenance costs down. If you would like to adopt a project in the Village, contact Wayne Gordon or the Board. They welcome all volunteers, especially those who are interested in volunteering for ongoing projects.

Neighborhood Meet & Greet and Volunteer Appreciation BBQ:

Leslie Burns requests the board to approve an expenditure of up to \$250 for a neighborhood BBQ consisting of hotdogs, buns, condiments, soda and plastic ware/napkins. The idea would be to have a BBQ for the entire neighborhood at the pool, on Saturday 7/6 from 5pm-7pm, for the purpose of meeting neighbors and thanking the neighborhood volunteers. Leslie is willing to coordinate the event with other homeowners and minimal expense to the HOA.

Discussion followed. A motion was made and seconded; motion carried.

The Board wishes to thank a very generous Havenwood Drive neighbor (who asked to remain anonymous) for donating \$100 toward the BBQ.

Pool gate lock:

Leslie researched and reported on the options for a new pool gate lock system. Her findings were read:

“Over the past three weeks, I have been researching an electronic lock system and vendor for the pool at the Board’s request. I discovered there is only one vendor in our area who deals in electronic lock systems. The company is Keyhole Security in Wenatchee.

I went to Keyhole Security and determined the product that would work best for our application. It is called a Trilogy Proximity Reader Lock. The lock system is opened by scanning a key fob or reader card (looks like a credit card), which unlocks the system and the gate is ready to be opened.

I received two prices for the same system. The difference in prices is determined by whether we purchase key fobs or reader cards. Key fobs cost \$9.95 each and reader

cards cost \$4.25 each. I have requested a bid for 150 fobs/cards. We currently have 102 lots and would need to have extras on hand for future residents and for lost fobs/cards.

The total price for the system and installation with key fobs is \$3,210.16.

The total price for the system and installation with reader cards is \$2,283.33

I had initially preferred to use key fobs with the system, since they would be easy to attach to our existing pool cards with a simple key ring, but the price difference is considerable, so I would be open to using the reader cards instead. The reader cards are the size of a credit card.

I have requested a timeline for how soon the installation could take place, but have not heard back yet.

I respectfully request the Board to discuss the two options and make a motion to accept either bid and authorize me to proceed with the purchase of the lock system and installation.”

Discussion followed. Toni reported the cost for the card system could come from existing line items/accounts which have funds that are not currently earmarked.

A motion was made to authorize Leslie to pursue the bid with Keyhole Security for the system with reader cards, with a limit of one reader card per lot be distributed; motion was seconded and passed.

Old Business:

Garage Sale: the recent Village Garage sale was a success, thanks to the great volunteer work of Judy Dai, Leslie Burns, and others. Chelan Station Reruns picked up the “leftovers”, and have indicated they will do so again next year. Next sale event will be 6/13/20.

Jerry gave a front gate update: volunteer Lee Parker has repaired the open/close function of the gate and is waiting for the new timer to arrive. Upon its arrival, Lee will install it; hopefully before the 4th of July holiday.

Discussion followed about closing the gate for the upcoming holiday; as 7/4 falls on a weekday, mail service might be interrupted if the gate is kept closed from 7/4 through the weekend. A majority decided to leave gate during the 4th of July holiday.

Next meeting:

The next Board meeting 9/14 at 8:30am.

Adjourn:

Jerry presented Wayne Gordon with a “thank you trophy” for all his work. It was inscribed with thanks for his volunteerism.

A motion was made, seconded and carried to adjourn. The meeting was adjourned at 9:56am.