

Village at Lake Chelan
Board Meeting Minutes
March 23, 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. Absent was Toni House.

Board Reports

President:

The goals of President Jerry Smith are to continue on with the success of the last board, to stay within budget and to get to know as many residents as possible.

Secretary:

Renee is pleased with the feedback she has received from the recent emails she has sent out.

Treasurer:

Billing and Delinquency Procedures:

The Treasurer, Toni House, would like to include an exhibit A and B, outlining billing procedures and delinquent procedures in the Rules and Regulations. The intent is to pull the procedures from the other Village documents and consolidate them into one document within the Rules and Regulations. There are no new processes added to the exhibits.

A motion was made to add exhibits A and B to the Rules and Regulations. Seconded, motion carried.

Charge to Title Company/Lender for HOA information:

The industry standard is to charge a fee when HOA documents and information are requested at the time of sale by the title and/or escrow company who is handling the sale for the seller. In addition, the HOA is bearing the burden of the cost of replacement pool cards and lost mailbox keys. Currently the Village HOA is charging \$25 to the

title/escrow companies and is not recouping any fees for pool cards and mailbox keys that are not turned over to the purchaser.

A motion was made to increase the flat fee from \$25 to \$45 per sale to cover those expenses. Seconded, motion carried.

2018 Financial Audit/Taxes:

Jeff Webb, CPA, will be completing the 2018 HOA audit and 2018 tax preparation.

There are currently two owners who are delinquent with their HOA dues.

One lot is proceeding in the lien process.

The second homeowner is working on getting caught up. If payment is not received by end of month, a lien will likely be pursued.

Email addresses:

The Board is working on getting email addresses for all residents. A fair amount of money is saved in terms of postage, paper and envelopes when correspondence is handled via email. All changes and additions to email addresses should be turned into the Secretary at villagehoa@hotmail.com.

If a resident needs a paper copy of the monthly dues, they should let Toni know, otherwise invoices are being emailed to all owners who have an email address on file.

If a resident is not receiving an emailed invoice, they should check their spam and junk emails.

Committee Reports

Architectural committee:

Cliff House reported The Village has 14 projects that have not been finalized yet. Some are waiting for landscaping to be completed. All project designs that have been submitted have been approved.

The ARC is soliciting for additional members. If interested, please contact a board member in person or via email villagehoa@hotmail.com.

Landscape/Snowplow committee:

Miguel Romero will continue providing mowing for the front lawn and common areas. Miguel and Pedro will start thatching the common areas as soon as the lawn is dry. If you would like your home lawn thatched, contact Miguel or Pedro directly. Pedro can

be reached at 509-393-3754 and Miguel can be reached at 509-670-6972. Sending them a text message is the most expedient way of contacting them since they are often working on landscaping during the day.

If there is an opportunity to reduce the number of lawn mowings during the hottest part of the summer, we will do so in an effort to save our HOA money.

Pre-emergent fertilizer will be put down in the common areas.

Dan James has completed the tree trimming along the highway.

Cascade Weed is going to come out and spray the areas where there are fractured rocks to prevent weeds, such as along HWY 150.

Wayne has gathered three bids to trim the evergreen shrubs along the three sides of the neighborhood. Wayne recommended contracting with Miguel.

Wildfire Solutions has provided a bid for clearing the brush along the north side of the development. Wayne also gathered bids for trimming the walnut trees in the northeast corner of the development.

We had 6 snow plowings this year by Jose. Jerry felt the plow operator did a really good job.

Pool committee:

Leslie reported we could use a few additional lounge chairs at the pool. The cost of the type of lounge chairs we currently have are approximately \$370 for 2 chairs. It is important to get the commercial grade chairs so they hold up under the use and weather. These can be purchased via donation by homeowners or the board can budget for them in 2020. If anyone is interested in donating or purchasing a lounge chair for the pool area, they can contact Renee at villagehoa@hotmail.com.

The tile replacement will be taking place before the pool is opened. The pool cover will be removed in the next week or two so the tile replacement work can begin. The pool IS NOT OPEN FOR USE during this time. There is much that needs to be done before the pool is ready for use.

The pool opening is set for Memorial Day Weekend.

Pool cards will be issued to all new homeowners who have not yet received them. If you need a set of pool cards, please contact Renee no later than 4/30/19 at villagehoa@hotmail.com and she will arrange to get them to you. If a resident has lost their cards, there will be a \$10 replacement fee.

Pool cards are required for use at the pool. This allows us to know that all users are residents or authorized guests. In the past, we have had a problem with people not authorized using our pool facility.

A copy of the Pool Rules will be emailed prior to the opening of the pool facility.

New Business:

Village Parking:

We have 67 common parking spaces in the development. No new parking can be added to open green spaces per county regulations. Residents should make every effort to park in their driveway and garage. Visitors get priority for parking in the common parking spaces.

Security Enhancement:

In the interest of time, this discussion was tabled.

Garage Sale:

The annual Village garage sale is scheduled for Saturday, June 8th from 9am-3pm. This is the only opportunity for residents to host a garage sale at their home. If you are willing to help with some of the logistics, contact Renee at villagehoa@hotmail.com.

Home Leasing Procedures:

In the Village, rentals must be a period of 6 months or longer. No short term rentals are allowed. Sherry will be working with Toni on language for the next meeting regarding consolidating the rules and procedures for leases into one area of the Rules and Regulations.

Old Business:

Highway 150 fence update:

After lengthy and repeated communication with Duramax, the manufacturer of the materials, the Village was victorious in getting the old fence warrantied and replaced.

Next meeting:

The date of the next meeting will be determined, likely in June.

Adjourn

A motion was made to adjourn, seconded, carried. The meeting was adjourned at 9:25am.