

Village at Lake Chelan
Board Meeting Minutes
September 14, 2019 8:30am

Call to order:

The meeting was called to order at 8:30am. In attendance were Gary Larsen and Sherry Ochsner. Renee Elia was absent. Leslie Burns was sitting in for Renee Elia to take meeting minutes. The board now consists of three members. Two board members were present, constituting a quorum.

Approval of Last Meeting's minutes:

A motion was made to accept the meeting minutes from the June meeting. Motion seconded and motion passed.

Board Reports

President:

Gary reported we are in need of some road work, which will be scheduled for Spring time. Gary has acquired three bids and will be awarding the contract soon.

Secretary:

Nothing to report.

Treasurer:

- The financial reports were posted on the website and as you can see, we will over-spend on some line items and should under-spend on others. Barring any unforeseen expenses, we should end the year on budget.
- The new pool lock system invoice had not been received when Toni prepared the meeting financials, so that expense is not reflected in the expense report. It has since been received. The cost of the lock system was just under \$2,300. \$1,500 of the cost will be taken from the General Maintenance line, in lieu of purchasing a new basketball backboard and hoop.
- We have experienced several unexpected charges this year due to problems with the front gate. These charges are included in the General Maintenance line.

- We paid \$869 for our \$5 million insurance umbrella, as strongly recommended by our insurance agent, which was effective August 1st. This cost was not included in the 2019 budget, so the insurance line will be overspent this year.
- The Board has worked hard to mitigate expenses by recruiting volunteers willing to give their time, to include landscape and pool committee volunteers.
- Most homeowner accounts are up to date; however, there is one account in arrears.
- Toni has transferred \$20,000 from the Operating account to the Reserve account in accordance with the 2019 budget.

Committee Reports

Landscape/Snowplow Committee:

Wayne reported the grounds committee has been busy accomplishing projects that were not included in the 2019 budget. The basketball hoop was repaired. Landscaping for the Oakwood Drive common area was completed by volunteer work. Some of the items were donated and taken from other areas around the community which were not being used.

Wayne has sent out a request for bids for the 2020 landscaping.

Wayne will be moving out of the neighborhood on Sept 20th. Bryan Calicoat has volunteered to oversee the irrigation of the common property after Wayne and Donna move. Wayne is working on identifying a lead person to replace him on the Landscape Committee.

Wayne has prepared a lengthy list of the responsibilities he has handled over the past several years, to include a schematic of the irrigation system.

The Elliott's have offered to extend their landscaping onto the common area near their home. They are requesting some assistance from the HOA, but have yet to submit a drawing plan or official proposal. Any decisions on providing assistance were tabled until more information is available.

Jerry reported we will be contracting with Jose Nunez again for snowplow services this winter.

Architectural Committee:

Ken Marques, ARC Lead reported it has been a slow few months, construction wise, in The Village. He has received two submittals for building plans. Lot 39 has been approved. The second set of plans are still in the application process and the ARC is awaiting revised plans.

Pool committee:

- Special thanks to Bob Connor for spending countless hours at the pool, skimming, vacuuming, testing water quality, hosing off the pool deck and arranging chairs over the summer. The pool has never looked better!
- We did experience some poor guest behavior, as reported by several residents, over the Fourth of July and Labor Day Weekends. In both cases, the guests complained of the HOA rules, with negative comments and rudeness towards a pool committee member and other residents using the pool. One guest jumped the fence in lieu of going to residence they were staying at and retrieving the gate card. The father of the kid who jumped the fence, then proceeded to put two plastic chairs in the pool to sit on and use as an ottoman. When asked to remove the chairs, he was disrespectful and rude. The following day, the same man's son was in the pool with his friend, no accompanying adult and he also had two plastic chairs in the pool.
- We may need to look at restricting guests from using the pool without the presence of a homeowner if this behavior continues, or some other sanction.
- The pool has 4 new umbrellas, 2 of which were donated by Leslie and the Miller's and two which were newly purchased. There are also 3 new umbrella stands, which are much sturdier than the old ones.
- The new gate lock seems to be working well. Thanks to Patty Wilson for the suggestion!
- The picnic tables could use a fresh coat of stain. It would be nice to get that done this fall after the pool closes.
- The pool deck should be sealed either this fall or next spring.

New Business

- **Consider keeping front gate closed to avoid damage**
Keeping the gate closed would impede mail and other deliveries. There was no support to close the gate during daytime hours.
- **Property Management Research Presentation**
Leslie made a presentation to the board, outlining the research she, Renee Elia and Toni House conducted and made a recommendation based on a unanimous decision by the research committee.
Gary made a motion to proceed with a contract with Still Properties for the 2020 year. Motion seconded, motion passed,
- **Purchase additional mailbox stack and re-number mailbox slots**

The post office has been requesting we put the mailbox slots in numerical order. It is currently very time consuming for the postal employees sorting the mail. Sherry advised we need a seventh mailbox stack to accommodate all the new owners. The tentative plan at this point is to move the locks to the new sequential order of mail slots, once the new mailbox stack is purchased.

- **Update on front gate damage claim**

Leslie has been working with Mattress Firm and their delivery vendor to file a claim for damages to the front gate from Aug 25th. The case has finally been transferred to the insurance claim adjuster for the trucking company. Photos of the damage have been forwarded and as soon as the estimate is received, it will be forwarded and the claim should be complete.

- **Status of cedar fencing on east and west sides of community**

It has been requested that the cedar fencing be stained to help preserve it. Wayne explained the problem we are having is the bid to stain the fence (both east and west sides) was \$5,000. A discussion ensued regarding putting those funds towards replacement of sections of the westside fence that are beyond repair. Wayne explained that the original installer used the lowest quality fence pickets and they are now beyond repair in certain sections. They have been repaired and re-repaired already. The east side fence line is in better condition and has approximately 5 years left of its ideal life span, according to the reserve study.

There is an option to stain the fences and not complete the repairs, or stain one side and repair the other side.

The board will consider replacing sections requiring replacement over time, using the Reserve Fund.

Old Business

No old business

Adjourn

A motion to adjourn was made, seconded, motion passed. The meeting was adjourned at 10:09am.

Next meeting date TBD.

