

Village at Lake Chelan
Board Meeting Minutes
November 23, 2019 8:30am

Call to order

The meeting was called to order at 8:29am. In attendance were board members Gary Larsen, Renee Elia and Sherry Ochsner. Leslie Burns was requested to take the meeting minutes as a non-board member.

Approval of last meeting's minutes

A motion was made to approve the meeting minutes from the last meeting and seconded. Motion approved.

Board Reports

President:

Gary said everything seems to be going well and he is looking forward to the new property management company taking over after the first of the year. See notes below regarding new dues rate and address. Gary thanked all the volunteers who have assisted the community.

Secretary:

There will be a fall newsletter coming out soon.

Treasurer:

The new board members (Gary Larsen, Toni House and Leslie Burns) will need to go to North Cascades Bank to sign the Association Signor's card.

The expenditure reports have been distributed and are posted to the HOA website. The 2020 approved budget will also be posted. The reports show overspending on a few budget lines. Three of the charges were a result of new expenses to the HOA and were not included in the 2019 budget. Overall, however, the Association has operated within the 2019 budget.

All homeowner accounts are up to date, with the exception of two properties.

The 2020 budget was approved with the \$15 per month increase, which will go into effect on January 1, 2020. **The new HOA dues payment will be \$100 per lot, per month. Owners who have automatic payment set up through their bank, should make the**

appropriate updates to their payments. There is a new address as well, where payments shall be sent, effective January 1, 2020. The address is:

Still Properties

470 NE Ninth Street

East Wenatchee, WA 98802

Electronic payment will be available beginning in January, through our management company, Still Properties. Adam Tidd from Still Properties is in the process of collecting Homeowner Information Sheets from our owners. Once he receives the completed forms, he will be setting up an account for each owner and will email the link to set up the automatic payment. Owners need to fill out the form and return it to Still Properties as soon as possible, so those accounts can get set up in advance of January. If owners have not received the form which was previously sent via email, they should contact Leslie Burns at Lyleandleslie@msn.com.

Owners who do not send in the proper payment amount, or who send it to the old address (thus making the payment late), will incur late fees. Also, a reminder regarding late fees and fines; any payment received is first applied to any outstanding fines or fees. The remainder of the payment is applied to the dues. If you have any outstanding fines or late fees, those must be paid in full and the current dues must be paid before your account is considered current. Please take a moment to look at your January invoice to insure your late fees or fines are paid in full and your account is current. We would like to start off the new year with all accounts current. If you have any questions, please ask!!!

Committee Reports

Architectural committee:

Our new ARC lead Cliff House said 3 properties are awaiting a Completion of Occupancy permit.

One lot, whose construction is complete, needs to finish their landscaping. The contractor turned the landscaping over to the owner who will complete the landscaping in the Spring. In the meantime, the construction deposit is being held and will not be returned until the landscaping is complete.

Two lots are pending design approval. One lot is under active construction.

The board would like to thank Ken Marques for serving as the lead on the ARC this year. Ken has turned the lead reigns over to Cliff House, who has a lot of previous experience serving on the ARC. Thanks to Cliff for agreeing to step in and assume the lead role again.

Landscape/Snowplow committee: Snowplow schematic

Jerry Smith and Bill Ritter will be serving as the Snowplow Committee this winter. The board and community appreciate their efforts!

Jerry met with the new plow service Arbor Valley and walked the property and discussed snowplow plans, to include keeping the mailbox area clear of snow. They will keep the overflow parking areas as clear as they can if there are no cars parked there. If there are cars in the lots, they will not attempt to clear the lots.

Jerry has prepared a snowplow schematic for storage of snow, should accumulation become significant.

Arbor Valley has the contract for landscaping in 2020. Residents can use Arbor Valley or any service to mow their lawn in the backyard (if you have one).

Pool committee:

Leslie has requested a bid for sealing the pool deck and any urgent and necessary repairs to the concrete.

New Business:

Voting results:

The ballot results were as follows:

Leslie Burns-58

Toni House-60

\$10 dues increase and budget approval-10

\$15 dues increase and budget approval-45

No approval-5

As previously mentioned, the monthly dues rate beginning January 2020, will be \$100 and shall be mailed to Still Properties (see address listed above).

Old Business:

Front Gate Update:

As a result of a suggestion from last meeting from a resident, the board authorized Lee Parker to discuss a new pedestrian gate design with the contractor who is going to be handling the repairs to the damaged gate. The proposed design removes the posts that are located next to the curb and replaces them with a fortified post on the inside. The actual gate would be fitted with dual direction, self-closing hinges. This design will alleviate additional damage from trucks hitting the curb post and causing damage to the post, gate and curb.

The contractor is working on the final design and estimate. The board is hopeful that both gates can be re-worked with the new design and paid for with the damage claim money we received from the insurance company.

We do not have a time frame for the work to be completed as of yet.

Lee Parker is going to try to fix the light over the key pad at the front gate.

New Mailbox stand:

We received the seventh mailbox stack and it was installed by Arbor Valley. Gary and Sherry are working with the postal service to renumber each box so they are in numerical order. It will be easier to sort the mail and hopefully more accurate delivery.

Resident's keys will remain the same, the location of the box will just be different.

The post office would like to make the change after the first of the year.

Road Sealing:

We will be sealing the road in the Spring. Advance notice will be sent out as we get closer to the actual date.

Adjourn

A Motion to adjourn was made and seconded. The meeting was adjourned at 9:20am.