

Village at Lake Chelan
Board Meeting Minutes
March 7, 2020 9:00am
Manson Park and Recreation Office

Call to order

The meeting was called to order at 9:00am. In attendance were Gary Larsen, Toni House and Leslie Burns.

Approval of last meeting's minutes

A motion was made to approve the meeting minutes from the previous meeting, motion carried.

Board Reports

President:

Gary reported the transition to the new management company (Still Properties) is going well and he has not received any complaints.

The Village has several new residents which Gary welcomed.

Secretary:

Leslie reported the board received one complaint from a resident in January. The complaint was forwarded to Still Properties for investigation and resolution.

Treasurer:

2019 Audit/Taxes:

Toni took the HOA financial info to CPA Jeff Webb in Chelan recently. Jeff will prepare the 2019 taxes.

All financial documents year-to-date have been posted on the HOA website, Villageatlakechelanhoa.com.

Reserve Funding:

The Reserve Account deposit has been made for the year. There will be a large expenditure taken from the reserve account this spring for the upcoming road work.

Operating Savings Account:

The board opened an operating savings account. This account will accrue interest and funds can be transferred to the checking account as needed to pay bills.

Still Properties:

Toni reported the financial transition is off to a great start. Still Properties has merged all the financials from our Quick Book software program to their software program. The new software program is a bit different from what we have used in the past, so there is a learning curve to understanding them. Toni has worked with the Still Properties staff to understand how the reports work.

Committee Reports

Architectural committee:

Toni reported The Village currently has 2 projects that are in progress. One project needs to have landscaping completed before it will be finalised.

Landscape/Snowplow committee:

Jerry reported the snowplowing went very well this year, due in some part to lesser amounts of snow than we have had in the past. As a result, the 2019 HOA snowplow line came in under budget.

Jerry is looking for a volunteer to take over as the lead of the snowplow committee next winter.

Residents are required to turn on their irrigation water once the freezing weather is over. Landscapers can assist if necessary at a fee.

Arbor Valley will be mowing the front lawns and common areas of the neighborhood. Residents may contact Arbor Valley or any other service to mow their side yards or

backyards if desired. There are business cards for several landscapers posted on the bulletin board near the mailboxes.

Backflow testing is an annual requirement for each residence. Residents should contact the service provider of their choice as listed on the letter from the Reclamation District.

Jeff Field is handling the backflow testing for the HOA. Jeff has also been contacted by several residents to handle their backflow testing. If residents would like Jeff to test their backflow, they may contact him directly and ask to be placed on The Village backflow test list. Jeff plans on conducting testing around April 1st, depending on freezing temperatures.

Pool committee:

The pool will be opened on Memorial Day weekend and generally remains open through Labor Day and then as determined by use and weather temperatures.

The pool deck concrete will need some repairs and seal coating, which the committee is working on getting bids for.

New Business:

Assistance with dog park poop disposal:

There is a small trash can in the dog park which users deposit their bagged dog poop in. Currently, Leslie is handling the disposal of the trash bag on Wednesdays. She is looking for another dog owner to assist her with this task. It can be accomplished in a matter of 5 minutes, one time each week. If you are interested in assisting Leslie or taking over this responsibility, please contact Leslie at Lyleandleslie@msn.com for more details.

The board would like to extend their sincere appreciation and thanks to Kristi and Jerry Smith who handled the duty over the past 6 months. Kristi and Jerry do not own a pet, so they were interested in being relieved of the duty.

Reduction of minimum age for pool use from 21 years of age:

A resident recently contacted the board and requested the minimum age for the pool be lowered from the current requirement of 21 years of age.

A motion was made to conduct a vote involving the entire community, in order to provide guidance to the board in making this decision at the next board meeting. Each resident will be able to cast their vote to either lower the minimum age requirement to 18 years of age or keep it at the current age of 21. Motion carried.

The board will consider the voting results when deciding on an age change at the summer meeting on June 6th.

Current pool rules are in force until or at such time any rule has been changed by board action.

Street repair update:

In April the street repair work will commence during the week of 4/20-4/23 (tentatively). Black Rock Asphalt will be working on three sections, one section each day. They will be repairing cracks, seal coating and restriping.

Residents are not allowed to water their lawns on those days. A series of emails will go out to residents as a reminder to not water their lawn during the work period.

Residents will also not be able to park on their street when it is being worked on. Alternate parking will be available on neighboring streets and in the overflow parking lots.

Weather can impact the schedule and all dates are tentative.

West side fence replacement:

The west side cedar fence has been repaired several times and may be close to the point of needing to be replaced entirely. Manson Fence has strongly suggested replacing the cedar fence with a vinyl fence product, which would stand up much better to lawn irrigation (on the outside of the fence) and to the extreme temperatures of summer and winter.

The board is seeking individuals interested in spearheading this project and gathering bids if it is decided the fence needs to be replaced. If anyone is interested in serving on the committee to study the issue, please contact the board at villagehoa@hotmail.com.

East side fence staining:

Manson Fence will be staining the west side cedar fence, in an effort to maintain the cedar and extend the length of the life of the fence. The east side fence is not subjected to lawn irrigation and wind, therefore is in much better shape than the west side fence.

Storm drain clean out:

The HOA has received an invoice (\$1,731) from The Red Apple for storm drain cleanout. The Village storm drain system is routed under the Red Apple property and empties into the pond between the grocery store and Lakeland Vet Clinic. The pond, which was previously owned by The Red Apple, has been sold to Chelan County, who is now requiring annual storm drain cleaning.

Speed bumps on Village Drive:

Resident Lee Parker reported the community desperately needs three removeable speed bumps on the Village Drive and Oakwood Drive hills. The neighborhood has a 15 MPH speed limit which many drivers exceed, to include delivery trucks, construction traffic and residents.

In the ensuing discussion, there was concern for impacts on the fire department and garbage service. The board would like to have additional information to address the concerns as well as determine who would be responsible for placing and removing the speed bumps and where they would be stored.

The issue will be placed on the pool age survey and voted on by the community. The input received from the voting will be considered by the board in making a final decision.

Old Business:

Front gate repair updates:

Keypad repair:

The keypad replacement is scheduled to take place on March 13th.

Pedestrian gate repair:

The pedestrian repair is scheduled for March 9th.

Yard Sale:

A volunteer is needed to host the annual yard sale. This may be accomplished by one person or a small committee. If you are interested in hosting or co-hosting the event, please contact Jerry Smith. The person or committee who hosts the yard sale will select the date and times for the sale.

Adjourn

A motion to adjourn was made, carried.

Next meeting

The summer board meeting will be held on June 6th at 9:00am.