

Village at Lake Chelan
Board Meeting Minutes
June 20, 2020 9:00am
Manson Park and Recreation Office

Call to order

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

Approval of last meeting's minutes

Motion to approve, seconded, motion carried.

Board Reports

President:

Gary appreciated all the cooperation of the community during the resurfacing project. It has been completed and turned out well.

Gary also wished to thank our mailbox re-assignment crew of Sherry Ochsner and Cliff and Toni House. The residents and postal employees are very happy with the outcome and organization.

Secretary:

Leslie will be getting some help with the Secretary duties, as a result of needing to spend more time caring for her husband who is very ill. Ginny Miller has agreed to handle and respond to all email correspondence in an effort to lighten Leslie's load.

Resident complaints should be directed to Still Properties from now on. Please send your detailed complaints to Adam Still at hoamanager@stillproperties.com.

If you can provide a photo or video as supporting documentation of your claim, that will be helpful in expediting his investigation into the complaint and addressing the issue with the offender if appropriate.

Treasurer:

- Most property owners are current on paying their dues assessment. As of the end of May, we had one homeowner that was two months in arrears and three

that were one month in arrears. Our representative at Still Management is working on getting these homeowners current.

- The Board has agreed to spend unbudgeted funds on cleaning up/landscaping four common areas with rock which will save landscaping costs in the future. As the neighborhood gets built out, a few remaining pieces of common area stick out as undeveloped segments of the community. Much of this money will come from the fines, ARC review fees and escrow funds received in past few years as well as some overage funds from past budgets.
- Looking forward to the 2021 Budget we need to begin determining what projects will need to be done in 2021, prioritizing and seeking bids. Please encourage all committee chairs (landscape, pool, etc.) to start working on this so they can provide us with their proposal in September.
- Ballots and budget to be mailed by 11/1/2020.
- The 2019 Audit and taxes have not been completed. They have been in the hands of our CPA since February. Since the government granted an extension due to Covid 19, he has not completed this work.
- Our insurance renewal policy has been received. This will be effective as of August 15. As it stands now, our insurance cost has gone up 15%. The cost is \$3,311 for the year, an increase of \$432.
 - a. In addition, I recommend we renew the \$5,000,000 Commercial Umbrella Liability for the upcoming year which is an additional \$869.00. There is no increase in cost for this coverage. Motion to renew the \$5,000,000 Commercial Umbrella Liability policy. Seconded, motion approved.
 - b. The insurance company has now added a Communicable Disease Exclusion to all policies which basically means they do not pay for bodily injury, property damage, or personal injury that arises out of the actual or alleged transmission of a communicable disease.

Committee Reports

Architectural committee (Lead Mike Wilson):

- We currently have one house being built at this time.
- Plans have been submitted for building on another lot, but those plans have not been approved at this time.
- We have two houses finished but the lots have not been signed off on pending landscaping completion. One resident has submitted a landscape plan and the work will be starting this month. The ARC lead will be contacting the other resident who has not yet submitted plans to see if he/she can get that project started and completed.
- Finally, we have two lots that we are waiting for Certificates of Occupancy which are required before refunding the builder.

Landscape/Snowplow committee (Snowplow Lead Jerry Smith/Landscape Lead Gary Larsen):

Bill Ritter has agreed to replace Jerry Smith as the Snowplow Committee Lead. The board would like to thank Jerry for his many years as the Snowplow Lead and for making sure our streets are as safe as possible during snowstorms. The board appreciates Bill's willingness to take over the position.

We are having a problem with common area landscaping irrigation. The initial irrigation lines used are thin walled and are breaking on a regular basis in various locations. Bryan Calicoat is helping the board with identifying areas that need repair and is coordinating the repair work. The board very much appreciates Bryan's expertise and willingness to help with this very large and on-going project.

Since there have been so many water leaks and there likely will be more, please be on the lookout for any water leaks and report them to the board asap. If you can provide a photo, that would be helpful in case we need to forward it to the Reclamation District or another service. Pictures speak a thousand words!

The common area lawn in phase 1 will be aerated soon.

Pool committee (Lead Bob Conner):

The pool opening is still dependent on reaching the state level phase 3. The county has allowed pools to open, but on a very strict basis, mostly which revolves around staffing, which our community does not have. Leslie provided a detailed description of the issue regarding opening and is staying up to date (daily) with the state and county. If you missed the meeting and want more info, please contact another resident who was in attendance and they will fill you in. Essentially nothing has changed since the last detailed email on the topic was sent out recently.

Bob reported our filtration system is under powered and may need to be replaced or increased with a second system to in order to have better filtration. Bob and Leslie will be looking into this to get cost estimates.

New Business:

Blanket future prohibition on rentals, grandfathering in the current rental homes (Toni)

Several homeowners have voiced concerns over rental properties in the Village. Currently, our Covenants allow for long-term leasing. In talking to our attorney, we could amend our Covenants to include a blanket prohibition on all rentals/leases, however we would need to grandfather in those properties currently under lease. To amend our Covenants, 67% of our 107 homeowners would need to approve this change via a written ballot.

An informal show of hands revealed a majority in attendance were in favor of a future prohibition. Prior to moving forward on this, we will be sending out an online survey to all homeowners to discern the level of interest in pursuing this.

Old Business:

Reduction of minimum age (without a homeowner/adult present) for pool use from 21 years of age request (Leslie)

After the completion of the resident survey, the results were as follows:

16 years of age: 29

18 years of age: 37

21 years of age: 14

Motion to amend the current pool rules to allow residents and guests 18 years of age to use the pool facilities without an accompanying adult over the age of 21. Motion seconded and carried. The rule will be put into effect immediately (once the pool is open for use).

Speed control (Leslie)

After the completion of the resident survey, the results were as follows:

Add speed bumps: 29

Add additional signs: 27

Do nothing: 23

After considering additional liability to the HOA from an accident occurring as a result of the speed bumps and after determining the method needed to install and uninstall the speed bumps and the associated road damage that would occur, the board decided to have signage "SLOW" and hashmarks painted in three areas of the Village in an effort to attract driver's attention to the need to slow down on the hills, where the speeding problem tends to be the biggest problem. The work was completed when the streets were resurfaced in June.

Street repair update (Gary)

Black Rock has completed the resurfacing and striping work.

West side fence replacement (Leslie)

The funding is in place for the west side fence replacement.

Bill Miller, Sherry Ochsner and Phil Meyer agreed to serve as the committee for the fence project. They will inspect the current fence, obtain bids and present their findings and recommendations to the board for action.

East side fence staining (Leslie)

The funding is also in place for this project. Lee Parker agreed to be the project manager for this project and will work with Manson Fence to get the work going.

Front gate updates (Leslie)

After Keyhole came out a few weeks ago, it was determined the electronic eyes are not working, which is a safety feature. State law requires for two safety features on electronic gates, leaving our gate out of compliance. Leslie signed the contract with Keyhole for the necessary work and is awaiting their return to make the repairs and to reset the opening/closing times to 7am and pm. In the meantime, the exit gate is not working again and Keyhole will need to address that as well. Keyhole Security has us on their schedule for Friday, June 26th.

Another resident is researching a solution to keep the pedestrian gates from blowing open and sticking in the open position.

Adjourn

Motion to adjourn, seconded, motion carried.

Next meeting date

September 19, 2020