

Village at Lake Chelan
Board Meeting Agenda
September 19th 9:00am
The Village pool deck

Call to order

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

Approval of June 2020 meeting minutes

Motion to approve, seconded, motion carried.

Board Reports

President:

Gary thanked all the volunteers who helped maintain our community landscaping, participated in managing or working on projects, maintained the pool, etc. Gary reported the adoption of the common areas was a success.

Secretary:

Darren Joyal is assuming some of Leslie's secretary duties. Darren has begun monitoring and responding to all HOA emails and handling other duties associated with the position.

Treasurer:

- The Reports were distributed and as you can see, we have and will overspend on some line items and should under spend on others. Barring anything unforeseen, we are working very hard to keep to our Budget.
- We have worked to mitigate expenses by recruiting volunteers willing to give of their time, including landscape and pool committee volunteers who have given much of their time to our HOA. Please let us know if you too are willing to help.
- Homeowner accounts are being managed and for the most part, kept current.
- We have had several unexpected charges this year due to problems with our front gate and irrigation system. These charges are included in our General Maintenance line item.

- We have renewed the 5M insurance umbrella, effective August 1. The cost was \$869.00, the same as last year.
- We have transferred \$26,420 from our Operating account to our Reserve account in accordance with our 2020 Budget.
- We are still waiting for the invoice for the new motherboards for the entrance and exit gates. This expense is not included in the distributed expense report. The cost for this system is approximately \$10,350.
- The natural life expectancy of some of our infrastructure is being experienced and we are having to replace them. Our development goes back to 2005 and after 15 years, things are wearing out as our reserve study projected. The road is done, the west fence will be done, the front gate should be in good working order and the pool is stable. We will, as always, budget income to our reserve account in 2021. Last year, that amount was \$26,420.
- We have been working on the draft 2021 budget and are close to completion.
 - Ballots and budget to be mailed by 11/1/2019.

Audit Update:

- Jeff Webb, our CPA in Chelan, has completed our 2019 Audit. The audit has been posted to the HOA website (Villageatlakechelanhoa.com).

Committee Reports

Architectural committee (Lead Mike Wilson)

We currently have two houses in the building process. The ARC is expecting two more plan submittals.

Landscape/Snowplow committee (Snowplow Lead Bill Ritter/Landscape Lead Gary Larsen)

Pedro Zamudio has been awarded the landscape contract for 2021. He assumed the common area mowing when Arbor Valley could not complete the work and Pedro has been instrumental in managing and monitoring the common area irrigation, as well as handling other necessary projects such as tree trimming, weed whacking and general cleanup services.

Bill Ritter reported NOAA is predicting a 60% chance of colder temps and higher precipitation. We will have a new snow plow operator for the upcoming winter. Bill's goal was to have a local company and will be entering into a contract with Lake Chelan Tree Service, who has multiple trucks and is located in Manson/Chelan. The company is confident they can handle our snow plow needs. Bill will meet with the drivers ahead of the snow to discuss where snow can be stored. Bill will ask the drivers to plow close to the curb, but not so close as to damage the curbs and landscaping.

There is a snow melt product Bill has identified called Snow Joe CMA and which can be purchased from Amazon. Bill conducted some research and found it is a new de-icer that can be used as an alternative to road salt. It is pet friendly, plant friendly and is safer for use.

Bill also reported Walmart has orange snow poles if you would like to mark your driveways.

Pool committee (Lead Bob Conner)

Bob reports our pool pump which is used for cycling water and vacuuming the pool is under powered. We have received a bid from Henneghen's Pool Maintenance to increase the power and are looking at fitting in an upgrade in the 2021 budget. With more use of the pool, it is important to keep the water cycling.

The pool heat pump is not working for the second time this pool season. As we prepare the pool for end of season closing, we will be determining if the heat pump needs to be replaced. After the first shut down, we had Cascade Mechanical out to diagnose the problem and they could not explain why it was not functioning. We will conduct some additional diagnostics to try to determine if the pool pump is at the end of its life or if the problem can be repaired.

Right now the heat pump is not working and the water is cold! Therefore, we will be shutting the pool down for the season on September 21st.

New Business:

Board appointed members for 2020 (Leslie)

The board is authorized a total of 5 positions. In 2020, the board only had 3 of those positions filled. In August Darren Joyal and Ginny Miller volunteered to serve on the board for the remainder of 2020. Therefore they have been appointed to the positions of Vice President and Member at Large respectively. Both plan on running for the open positions on the next ballot.

2020 Reserve study ordered (Leslie)

Leslie has arranged for this year's reserve study, which is an on-site study. She is having a preliminary Zoom meeting on Sept 23rd and the on-site visit is scheduled for Saturday, Sept 26th. The study will be completed by November by Reserve Consultants, LLC.

Review bids for westside fence replacement (Ginny)

The fence committee requested bids from three companies for replacement of the west side fence with vinyl fencing to closely match the front fence. The committee received two bids from Eagle Fencing (\$17,000) and Manson Fencing (\$21,000). Ginny Miller recommended Eagle Fencing for the replacement contract. Ginny said she is hoping to have work begin in October.

Leslie made a motion to award the contract to Eagle Fence for replacement of the west side fence. Motion seconded, approved.

Discussion eastside fence maintenance or replacement (Leslie)

The east side fence is in good structural condition, as it was shored up and repaired last year by Manson Fence. It could use a coat of stain, however Lee Parker made several attempts at getting reasonable bids for a staining job and found it will be very expensive to have both sides of the fence stained, between \$5,000-\$8,000. Since the fence will eventually be replaced with a vinyl fence to match the rest of our fences, it doesn't make sense to allocate that much money at this time. The fence still has a few good years left before it needs to be replaced.

Discussion of trees along east fence line (Leslie/Toni)

Residents along the east fence line have complained for a few years about the increasing fire hazard caused by the Cyprus trees, which are adjacent to a very dry and brittle lot. In addition, the residents have complained the trees drop needles and debris which are very difficult to clean out of the gravel, leaving an unsightly mess year round. Lastly, the annual maintenance of the trees is expensive (around \$3,800/year). Several neighbors have asked about removing them, which would limit the maintenance expenses going forward.

Leslie has contacted all 9 owners along the fence line and 6 owners have requested to have the trees removed.

Gary requested and received three bids from Wildfire Solutions (\$200/tree), Lake Chelan Tree Removal (\$200/tree) and BCD Tree Service (\$165/tree).

There are a total of 22 trees that residents would like to have removed. Some owners have advised the board they would like to keep the trees.

Gary made a motion to enter into a contract with BCD to remove the 22 identified trees along the east fence line. Motion seconded, approved.

New board members needed for 2020 and beyond (Leslie)

Gary's term ends at the end of 2020, which will create 3 open board positions.

We currently have 3 residents willing to run for the open positions. If you are interested as well, please forward your name(s) to the HOA email address (VillageHOA@hotmail.com).

Reducing irrigation parcels from 13 to 6 (Toni)

Jennifer from the Lake Chelan Reclamation District has suggested reducing the number of irrigation parcels from 13 to 6. She explained that historically we have not even come close to using the amount of water we are allotted with the water rights. By reducing the number of parcels to 6, the budget would realize a savings of nearly 50% and still have plenty of capacity for water use, with a very large cushion.

Leslie made a motion to reduce the number of irrigation parcels from 13 to 6, as suggested by the Reclamation District. Motion seconded, approved.

Toni will contact the Reclamation Office to complete the necessary paperwork for the reduction.

Old Business:

Update: Future prohibition on rentals, grandfathering in the current rental homes (Toni)

Less than 60 survey responses were received from residents and there was no clear indication that this initiative was important to the current owners. In addition, after consulting with Jeff Fehr, the HOA attorney, it was discovered in the CC&R's that we would be required to contact each mortgage holder (bank) and have them vote on the initiative. A 51% favorable vote from the mortgage holders, as well as a 67% super majority would be required to make a change to the current CC&R's. With such a low response from owners, the initiative has been tabled.

Front gate updates (Leslie)

- Vehicle gates: Derek, Darren and Kevin from RobbLees Security will be installing the new gate motor motherboards on Sept 24th. If you see workers at the gate working, please consider using the back gate off Quetilquasoon for entry/exit. It makes it difficult to dodge cars and test the gate when there is a steady flow of traffic coming and going.
- Ped gates: Thanks again to resident Shane Hohnstein for coming up with a solution to the swinging pedestrian gates. He has installed special hinges which hold the gates in the closed position and swing back immediately after opening. This is the result we had hoped to get when we hired the original contractor, however he dropped the ball significantly. Shane intervened, conducted research and installed the proper hinges.

Off Agenda Items:

- Residents are required to keep the exterior of their homes clean and the paint in good condition. The Rules and Regulations require homes be kept up. Several homes are reaching the point where they need a fresh paint job due to fading. Please take a close look at your home's siding and make arrangements for a paint job if necessary.

Adjourn

Motion to adjourn, seconded, carried.

The meeting was adjourned at 10:30.

Next meeting TBD.