

**Village at Lake Chelan**  
**Board Meeting Minutes**  
**January 16, 2020 10:00am**  
**Toni House's Garage 611 Havenwood Drive**

**Call to order**

The meeting was called to order at 10:00am. In attendance were Gary Larsen, Leslie Burns, and Ginny Miller. Absent were Darren Joyal and Toni House.

**Approval of September 2020 meeting minutes**

Motion to accept the meeting minutes from September 2020 made and seconded.  
Motion approved.

**Board Reports**

**President:**

Gary thanked all volunteers for their service during 2020 and hopes for a better 2021 all around.

**Secretary:**

Darren Joyal has taken over as the Secretary from Leslie Burns. Darren monitors and responds to all correspondence to the HOA email account. If you change your contact info (email/phone numbers), please contact Darren with your updated information.

**Treasurer:**

1. The reports have been distributed and show overspending on a few accounts:
  - a. Insurance - Property and D & O: We chose to save the monthly processing fee and pay the yearly insurance premium in its entirety. We will continue to do this every year.
  - b. The Website maintenance cost was increased without notice.
  - c. The Reserve Study costs went up from the last time this study was done.
  - d. General Maintenance: Costs were greatly increased due to the many irrigation breaks and the gate problems in 2020.
  - e. Common Area Landscaping:
    - i. We chose to remove trees in the common area on the east side of the development which was not part of our budget. This will pay off

in the long run as we will not have to continue to pay for trimming the trees that were removed.

- ii. Back in June: *The Board agreed to spend unbudgeted funds on cleaning up/landscaping four common areas with rock which will save maintenance 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.* The work done in these areas make up the remaining overage on this line item.
- f. Road Maintenance: The road maintenance expense went over the budgeted amount. This was primarily for the painting done on the streets which was intended to slow drivers down.
- g. Irrigation Water: The overage reflects the recording fees paid to reduce the number of irrigation parcels within our development. As previously reported: *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.*

Overall, we spent \$1,312.87 over budget for the year. This overage was covered by fines, ARC review fees and some overage funds from past budgets.

- 2. In September, we transferred \$28,107.96 from our reserve account to cover the cost of repairing the front gate (\$11,207.96) and replacing the west side fence (\$16,900.00).
- 3. Homeowner accounts are up to date except for two accounts. We have placed a lien on one of the two accounts and are in communication with the owner on the second account.
- 4. The 2021 Budget has been approved with no increase. Dues will remain at \$100 per month for the year.

## **Committee Reports**

### **Architectural committee (Lead Mike Wilson/Darren Joyal):**

There are currently 4 houses under construction. Two are in the finishing stages and two have just recently had the foundations poured. The builder of the home at Havenwood/Village Drive violated the approved plans by pouring the driveway in the common area. We are working at getting that rectified. There have been no other plans submitted and there have been 2 inquiries about the HOA building requirements.

### **Landscape/Snowplow committee (Snowplow Lead Bill Ritter/Landscape Lead Leslie Burns):**

Bill reported with the first two snow falls in December being heavy wet snow, Lake Chelan Tree Svc. (LCTS) sent out 2 trucks to clear our streets quickly. As the future weather dictates resources, this may not always be the case. Bill has monitored both plowings closely and feels the job done meets or exceeded his expectations. He will continue to review LCTS performance throughout the winter.

The landscape contract was awarded to Pedro Zamudio. Pedro has already begun to trim trees along the highway and inside The Village in an effort to get a jump on the work for the year, as weather allows. Leslie and Pedro have developed a comprehensive landscaping maintenance schedule, which will assure all details of maintaining the common areas will take place according to the schedule. The schedule was originally developed by Wayne Gordon and has been updated over the past fall/winter. The northern hilly easement area will be cut once a month, rather than letting it grow tall and cutting it back twice each year. This should provide a more manageable workload, keep the grasses to a minimum during the dangerous fire season and provide for a more pleasing look. Pedro will be trimming all the arbovitae along the fence lines before spring and any remaining trees in the common area. When we get closer to mowing season (April), we will advise homeowners to turn on their irrigation and advise if they DO NOT want Pedro to mow their front lawns. Any resident who would like Pedro to mow their back yards should make those arrangements directly with Pedro (509-393-3754).

As a reminder, the HOA provides for all front yard mowing and edging. This service does not include weeding or tree/hedge/bush/plant trimming. Residents are responsible for this maintenance. Pedro (and other landscapers) are available for hire if desired by the homeowner.

#### **Pool committee (Lead Bob Conner/Leslie Burns):**

The pool's heat pump barely limped to the finish line this past summer and needs to be replaced before the 2021 season. We have received a quote from Heneghen's Water Works, who services our pool equipment for \$5,782. The estimate has been approved and the heat pump will be installed prior to the official pool opening on Memorial Day Weekend 2021.

Additionally, we are researching a self-vacuuming system which Shawn Heneghen has recommended, in order to keep the pool cleaner during and after windstorms and smokey conditions, both of which leave the pool very dirty. The budget includes funding for the system in the event the pool committee decides to have it installed.

#### **New Business:**

##### **2021 Board Positions (Leslie)**

The 2021 Board positions have been assigned as follows:

President-Gary Larsen (term expires Dec 2022)

Vice President-Leslie Burns (term expires Dec 2021)

Secretary-Darren Joyal (term expires Dec 2022)

Treasurer-Ginny Miller (term expires Dec 2022)

Member at Large-Toni House (term expires Dec 2021)

## **Old Business:**

### **Update on tree cutting (Leslie)**

The tree removal project along the west fence line was completed in November. The residents who had trees removed are very happy with the results and in many cases revealed a new lake view from their back yards. The remaining trees will be maintained by the HOA annually, at a much reduced cost, since there are fewer trees to trim.

### **Update on new West side fence installation (Ginny)**

Eagle fence installed the new west fence. They will be coming back in the spring to do a walk through after the winter to make sure everything installed is in good condition. The project came in on budget and was completed on time.

### **Update reducing irrigation parcels (Toni)**

All necessary documents were completed and returned to the Reclamation District. We will begin seeing the anticipated savings in 2021.

## **Adjourn**

Motion to adjourn was made and seconded. Motion approved. Meeting adjourned at 10:19.

## **Off agenda reminders**

Please remove all holiday decorations as soon as possible, as the Rules and Reg's require them to be removed and lights by January 15<sup>th</sup>.

Please do not use the parking lot by the mailboxes for guest or overflow parking. If cars are parked there when the mail is delivered, the delivery person may opt to not deliver mail if they don't have easy access.

## **Next Meeting Date:**

TBD