

**Village at Lake Chelan**  
**Board Meeting Minutes**  
**March 27, 2021 9:00am**  
**Pool Deck**

**Call to order**

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

**Approval of January 2021 meeting minutes**

Motion to approve, seconded, motion carried.

**Board Reports**

**President:**

Nothing to report.

**Secretary:**

Leslie is filling in for Darren Joyal during his absence. Nothing further to report.

**Treasurer:**

- Ginny has a call into Jeff Webb to complete our audit for 2020. We will have Still Properties do the HOA tax return this year.
- We transferred \$26,420.00, on March 18, 2021, to our Reserve Account in accordance with our approved 2021 Budget, bringing our Reserve balance to \$135,089.34. Ginny is going to transfer another \$12,000 to the reserve account from savings to bring the balance back up on schedule with our study.
- We have two properties that are behind one month on dues.
- Eastern Washington Construction has paid the lien in full.
- A new heat pump has been installed at the pool, which was paid for with reserve funds and came in well under what we budgeted for in the reserve fund account.

## **Committee Reports**

### **Architectural committee (Lead Mike Wilson):**

We have 4 homes under construction. Two of the homes are within weeks of completion. Two are about 2 months out from completion. There is one lot that has approved plans that has not started construction.

The ARC has been dealing with complaints associated with one of the builder's and cleanliness of the construction sites. The ARC committee also rejected a variance request regarding front yard landscaping because it did not comply with the landscaping requirements.

### **Landscape committee (Board member Leslie Burns):**

Pedro has been busy getting the neighborhood ready for spring and summer. All tree trimming has been completed to include the perimeter Cyprus trees. Pedro's crew completed a long overdue common area improvement in phase two on Village Drive. The entire area is now covered in gravel, which will alleviate ongoing maintenance and leaves the area looking clean and tidy.

The board was planning on having Pedro complete a second common area improvement in phase 1 on top of Village Drive, but the bid came in way over what we have left in the budget, so the remaining special project money will be dedicated to the very large problem area in the northwest corner of the neighborhood.

There is a huge Sumas infestation problem that needs to be addressed once and for all. Leslie has been working with Jared at Cascade Weed and Pest on a solution and we will begin working on that in the fall. It will be costly, so will have to be improved over the next few years.

There continue to be small and large pockets of common area that need to be addressed with gravel around the community. These areas are on a list and will be improved over the next few years if future boards allocate funding for the projects. Unfortunately, we do not have the funds to do them all at once.

Pedro turned on the common area irrigation and is in the process of repairing some breaks from end of last season. If you notice a bad sprinkler head or irrigation break in the common area, please notify Pedro in person if you see him or report it to the board HOA email account.

One of the new construction projects built a retaining wall in phase one and the installers of the wall broke the irrigation line in three places. Those repair costs will be forwarded to the contractor to pay.

**Pool committee (Leslie Burns/Toni House):**

Leslie has handed over responsibility for the Pool Committee to Toni House, effective immediately, in an effort to lighten her load.

- The pool committee has three new committee members: Kathy Meyer, Kathy Bendixsen, and Sue Seigle.
- A new heat pump has been installed.
- Shawn is going to come out on March 30<sup>th</sup> and start setting up the equipment and water for opening on Memorial Day weekend. He will not be heating the water, just getting the systems running and circulating the water. We did this last year and it worked well. The pool committee is looking into purchasing a robotic vacuum which would be an addition to the scheduled cleanings.
- The state of the pool deck is deteriorating and needs work. This goes hand in hand with the findings of the Reserve Study, stating this work would need to be done in 2021. In April, the current seal will be stripped with a hot water pressure wash and a new application of sealant will be applied. He will be using an upgraded sealer and has also agreed to install caulking at the joints on the deck. The cost is \$7,581. \$6,581 will be paid out of our Reserve account. The remainder will come from our 2021 operating budget.
- The pool will be cleaned 3x a week.
- Housekeeping service will be performed weekly, on Tuesdays and Fridays.

**New Business:****New sign for entrance directing large trucks to back gate entrance (Toni):**

- The problem of oversize trucks entering through our front gate continues. We need to consider new, more visible signs.
- It has been suggested that we order a large sign, to be placed on a post at the edge of the grass so drivers will see it as they enter the turn lane, giving them opportunity to merge back over and take the Q street entrance.
- Darren and Gary will work on sign language and size.

**Snowplow committee needed for 2021-2022 season (Leslie):**

Thanks to Bill Ritter for serving as the one and only member of the snowplow committee this past winter. Bill is moving on and the board needs to put together a new committee, preferably with more than one member, so there is coverage during the times when a member may be traveling or otherwise unavailable. It is not a huge time-

consuming committee, rather very seasonal and only requires a few phone calls or text messages to our snowplow service. If you are interested in participating on the committee, please let a board member know and hopefully we can get a few people to serve this next winter.

### **Old Business:**

#### **Lot 74 lot line adjustment update:**

All requirements associated with lot 74, to include payment of fines, fees and past HOA dues have been completed and received. Leslie completed the lot line adjustment application to the extent the information was available. The application was forwarded to the contractor. The contractor filed the application with Chelan County and he is now waiting on Erlandson to come out and complete a survey in about 3 weeks.

#### **Open Board Positions in 2022 (Leslie):**

Leslie and Toni will be completing their terms at the end of 2021 and will be retiring from the board. In order to keep the HOA running smoothly, we will need new board members. If residents are not willing to fill open board positions, we may need to explore disbanding the HOA board and determining how the community will handle maintenance issues to include the common area, pool, streets, etc. in the future. The work does not get handled on its own. It takes volunteers to run this community to the level we are all used to. If you are not currently serving on a committee or filling a board position, please consider taking your turn.

### **Adjourn**

Motion to adjourn, seconded, motion carried. Meeting adjourned at 9:31.

#### **Next Meeting Date:**

**TBD**