

Village at Lake Chelan
Board Meeting Minutes
June 12, 2021 9:00am
Pool Deck

Call to order

The meeting was called to order at 8:59. In attendance were Gary Larsen, Leslie Burns, Toni House, Ginny Miller and Darren Joyal.

Approval of March 2021 meeting minutes

Motion to approve, seconded, motion carried.

Board Reports

President:

Gary appreciates all the hard work in the Village.

Secretary:

Darren reported he is currently responsible for monitoring the HOA email account. He requests owners do not send multiple requests/questions that can be answered from the website or prior informational emails. All rules and regulations are posted on the website. Any board related emails should be sent to the HOA email (VillageHOA@hotmail.com) and not to board personal email accounts.

Treasurer:

- In April we transferred \$7,574 from reserves to pay for pool deck sealing.
- Most property owners are current on paying their dues. We do have two properties that have charges for maintenance and repair issues that are unpaid. Cindy's Bookkeeping will be working with those property owners on payment.
- Cindy's Bookkeeping Service will take over all financial accounting responsibilities effective June 11, 2021.
- We are over budget in landscape improvements. The violation and fines line item has \$3,000 in it to be used to offset the overage in the budget. Also, part of this money will help cover the overage we are going to have in Common Area Landscaping as the summer progresses. There is \$552 in Maintenance Contingency which can be used for emergencies such as irrigation problems.

- The PUD bill at the pool has a 15.00 monthly meter charge that affects the budget, this is new and we were not aware they were going to be charge for that.
- Our insurance policy was issued for a two-year term last year. It will not be 'renewing' in August, it will be marking the start of the 2nd year. The premium is unchanged from last year's \$3,311. The Liability Umbrella insurance policy does renew in August at a rate of \$918.00, which is an increase of \$160.00 over last year.
- The industry standard is to charge a fee when the Association is asked by title companies or real estate agents to give-out or fill-out documents relating to HOA materials. In addition to the information we provide, we are also having to spend funds for new pool cards and new keys that have been lost/not returned when homes are sold, creating new accounts and closing old accounts in QuickBooks, etc. In the past few years, this fee was collected by Still Properties and not passed on to the HOA. We will now take over this process once again. The board will be charging \$50.00 per sale to cover these extra costs.
- We are changing to Cindy's Bookkeeping, effective immediately. See prior emails.

Committee Reports

Architectural committee (Lead/Phil Meyer):

There are 5 houses currently under construction. Two are completed except for landscaping. Two are within a month of completion. One of those has some major remedial activity on HOA property, replacing landscaping paper and rocks. The other house is going up quickly. There is one other house with plans approved but not started. We have also approved a fence on another property. Please remember to apply for ARC approval on any outdoor projects (decks, fences, paint, etc).

Landscape committee (Leslie Burns):

Pedro and crew continue to maintain the front lawns and common areas with mowing and edging service. Residents are responsible for trimming shrubs and trees and keeping their yards free of weeds. There are several landscape services available to handle the work if owners are unable. All improvement projects have been completed for the year, with the exception of the northwest corner common area (behind the Templeton's), which will begin in the fall and will be a multi-year project because of the vast scope of the work.

Thanks to our volunteers for helping keep our community looking nice:

- Margaret Taboada for trimming the hedges at the pool
- The Helleson family for picking up trash on the lawn along the highway

- Patricia Carroll for keeping the rockery section along the highway weed free and weeding the Oakwood Drive gravel common area
- Harold Gelwick for handling the dog park waste disposal
- Bill Segle for opening and closing the contractor gate each day
- Bill Miller for weeding the gravel area at the top of Oakwood
- Sherry Ochsner for weeding the gravel area next to her home on Village Drive
- Roald Pederson for putting out and taking in pool garbage can
- Mike and Patti Wilson for weeding the front landscape bed

Pool committee (Toni House):

- The new pool pump has been installed and is working great. In addition, the old pool deck sealant was stripped and a complete cleaning and hot water pressure washing designed to remove the old layers of sealant was performed. The new pool deck sealer has been applied and the existing expansion joints were grinded and caulked. Project Cost totaled \$7,574 which was paid from the Reserve account.
- If things continue as they are, we will not be requiring people to sign-up to use the pool or place time/user limits on homeowners.
- The pool is being cleaned by Jack's Magic Pool & Spa Service on Mondays, Wednesdays, and Fridays. In addition, Bob Conner, faithfully helps to maintain the pool and clean the surrounding area. The bathrooms are cleaned on Tuesdays and Fridays. Please continue to bring cleaning wipes from home and wipe down the lounges, chairs, and tables after you are finished using them.
- Floating mattresses or other large floating devices are not permitted. Noodles and small floatation devices are permitted. Large floats block parental/guardian view of children and take up swim area. Please continue to remind people of this requirement when at the pool.
- We are asking that the parking area by the pool gate be kept open for residents using the pool.
- Please wear waterproof sunscreen when planning on swimming in the pool. The water has been getting very murky already, due to sunscreen washing off in the water.
- If you use an umbrella, put it down when you are finished and secure it. If they are left open and they break, they will not be replaced.
- Bathroom doors need to be closed at all times.

New Business:

Defer 2020 audit to 2021 (Ginny):

Jeff Webb is the CPA we have used over the past few years. He was responsible for doing the 2020 audit and has recently advised the board he is no longer interested in doing the audit. Ginny would like to defer the 2020 audit to 2022 and have the new service complete a two-year audit.

Motion to defer the 2020 audit to 2022 and complete a two audit for years 2020 and 2021. Seconded, motion carried.

Ginny will be working on identifying a new service.

Old Business:

Update: New sign for entrance directing large trucks to back gate entrance (Gary):

Gary and Darren are working on the specifications required to place a sign along the highway for truck entry. The road is a state highway and there are multiple requirements in designing and installing a sign. They are looking at alternatives to posting a sign along the highway that is more visible than the one currently in place.

2022 Board Members needed (Leslie):

Three residents have agreed to run for two open positions on the board, Kathy Meyer, Sue Templeton and Margaret Toboada. Any other interested parties should notify the board. The candidates will be asked to provide a short bio for the ballot in the fall.

Adjourn

Motion to adjourn, seconded, meeting adjourned at 9:46.

Off Agenda Items

Next Meeting Date: TBD