

Village at Lake Chelan
Board Meeting Minutes
Sept 18, 2021 9:00am
Pool Deck

Call to order:

The meeting was called to order at 9:01. In attendance were Gary Larsen, Darren Joyal, Leslie Burns, Ginny Miller and Toni House.

Approval of June 2021 meeting minutes:

Ginny Miller has one change from last meeting. Correction: We are charging title companies \$100, rather than the reported \$50. Meeting mins approved with the correction.

Board Reports

President:

We have discovered structural damage to the exit gate and the masonry foundation. In the meantime, the both gates have been programmed to stay open until we can find a service provider to repair the damage. The gate may have been hit when someone drove the wrong way in through the exit gate and hit it, bending the structure, which is now rubbing against the masonry.

Secretary:

If you have a new phone number or email address, please be sure to advise the Secretary so your contact information can be updated. You can report changes to VillageHOA@hotmail.com.

Treasurer:

Most property owners are current on paying their dues. We currently have 6 properties that are behind. Cindy Smith is currently working with those owners to become current with their accounts.

A few owners are still making their HOA dues payment checks payable to Cindy's Bookkeeping. All HOA dues payments should be made payable to The Village at Lake Chelan HOA and mailed to Cindy's Bookkeeping or completed through your bank. If your bank is making your payment, please double check to make sure the check is made out to Village at Lake Chelan HOA. Fines will begin for checks made out to the wrong payee due to the bank no longer accepting those checks made out to Cindy.

The board will begin working on the 2022 budget later this month. The goal is to not increase dues. Ballots for board positions and the 2022 budget will be mailed by November 1st.

Committee Reports

Architectural committee (Sarah Cushing):

There are currently 5 homes in some stage of building. Three of these are near completion, with landscaping, certificate of occupancy, and final walk through pending. To date I only have one landscape plan that was reviewed and approved and have requested the other two from the owners. These are lots 46, 64 & 74.

Lot 58 appears complete, however is awaiting a final walk through, which is in the process of being scheduled.

Lot 79 has just started their build. The house plans were approved and they have submitted the required deposits and ARC build agreements.

There are currently seven vacant lots, one just recently sold (lot 35) and one is for sale (Lot 54).

Landscape committee (Leslie Burns):

The landscape season is winding down and was largely a good one, except for the heat dome we suffered in June.

Pedro provided us with a bid for 2022 that includes only a slight increase over 2021. Pedro and his crew did a nice job with the mowing and managing common areas and has been very easy for committee members to work with.

Two common area projects will be completed this month. One is in the northwest corner on Village Drive next to 301 Village Dr. It is a large undeveloped parcel which will be weeded, covered with landscape fabric and graveled. The second area is the undeveloped rock outcropping on Havenwood Drive. Despite efforts to get natural grasses to grow on this area to keep dirt and dust down, noxious weeds took over. This area will also be weeded, covered in landscape fabric and graveled.

There is one other large undeveloped parcel remaining in the upper northwest corner of the development. This will be a multi-year project which will commence in October, by

cutting and poisoning the invasive Sumac trees. Once they are killed, the area will be cleared as much as possible, landscape fabric put down and graveled.

Pedro also holds the snowplow contract for 2022. The board is looking for volunteers to help serve on the snowplow committee. It is minimal work (2-3 months out of the year during snow storms, but does require a winter-time resident. If we can get 2-3 volunteers, we should be able to cover the entire winter season while allowing volunteers the flexibility to travel a bit. If you are willing to assist on this committee, please contact Leslie or a board member at VillageHOA@hotmail.com. If we don't get any volunteers, we run the risk of not having snowplow service, which would be extremely problematic.

Pedro Zamudio is offering irrigation blow out service for \$50, Oct 18-22. If you are interested in Pedro's service, please contact him directly at 509-393-3754.

Gabino Hernandez is offering the same service for \$55 and will turn on your system and test it in the spring for \$30. You can contact Gabino directly at 509-679-0696.

We have approximately 4 weeks left in the mowing season and our budget covers 3 of those weeks. We will have mowing service Sept 22nd and will skip the Sept 29th mow. This will allow owners to fertilize their lawns with Winterizer fertilizer and still have two mowings into the month of October to handle any new growth.

Pool committee (Toni House):

Thank you once again to our volunteers for keeping our pool area clean and in order. Bob Connor has faithfully worked to keep our pool and the surrounding area clean and neat, and Margaret Tobaada volunteered her time to trim the bushes in the pool area.

Everything remains in good working order. The new heat pump kept us at a steady temperature of 85° all summer.

Wasps were a problem throughout the season which required us to spray the area several times this season.

The pool officially closed September 17. Heneghen's Water Works will be performing the final closing procedures on Tuesday.

Thanks to everyone who stayed after the meeting to put the pool deck furniture and umbrellas away!

New Business:

Increase ARC deposit (Ginny):

The current ARC building deposit is \$850 (\$350 for plan review, \$500 for contractor deposit). Several contractors have tallied more than \$500 in fines during the construction process in recent home building projects, making it difficult to collect fine payment from the contractor.

Ginny made a motion to increase the ARC building deposit from \$850 to \$2,000 (\$500 for plan review, \$1500 for contractor deposit), effective immediately. Gary seconded the motion, motion carried.

Increase ARC fine amounts (Ginny):

The current fine schedule is warning, \$25 and \$50. Several contractors have scoffed at the fine schedule and treat it as a joke, breaking rules constantly. Industry standard follows a much higher fine schedule.

Ginny made a motion to increase the ARC fines (Per fine or violation) to:

1st: warning

2nd: \$50

3rd: \$100

4th: and subsequent: \$150

Motion seconded by Toni, motion carried.

Old Business:

None

Adjourn

Gary made a motion to adjourn, Ginny seconded, motion carried. Meeting was adjourned at 9:46.

Off Agenda Items

Patty Myers has spoken with Jared from Cascade Weed and Pest Control recently. If we can get enough owners to join Patty, Jared is willing to provide crabgrass prevention treatment to any interested homeowner next season for a special price. It is much more cost effective to have multiple lawns receive the treatment, rather than one at a time.

Crabgrass is spread by the mowers carrying the seeds from one lawn to another. Crabgrass preventer will help alleviate most of the crabgrass, but not all. It is also important to get the crabgrass preventer down early, before it pops up. Once it starts growing, spraying for prevention is unsuccessful. Crabgrass is definitely something you want to get ahead of and keep up on to keep it from spreading.

If you are interested in getting in on this deal, please send an email to VillageHOA@hotmail.com and we will forward your name and contact information to Patty.

Patty does not have a price at this time, but will be able to provide one once Jared knows how many people are interested in the program.

Next Meeting Date: TBD