

**Village at Lake Chelan
Board Meeting Minutes**

Dec 4, 2021 9:00am

Location: Manson Park and Rec Office

Call to order:

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

Approval of September 2021 meeting minutes:

Motion to approve, seconded. Motion carried.

Board Reports

President:

Gary reported we have a problem with the front gate. See specifics under “New Business.”

Secretary:

Leslie reported if you have a change in mailing address or phone/cell number, please advise the secretary by sending an email to VillageHOA@hotmail.com so the owner contact list can be updated.

Treasurer:

Ginny reported we are over budget in some areas and under budget in others. We should be overall on budget by end of year. The budget line of landscape improvements will be well over budget, but are funded from a savings account we have.

Five homeowners are still making dues payments payable to Cindy’s Bookkeeping. They need to be payable to The Village at Lake Chelan HOA. Beginning in January, those checks will be returned to the owner(s) and a late fee will be imposed. If you have auto pay set up through your bank, please confirm the checks are made out to The Village at Lake Chelan HOA and NOT Cindy’s Bookkeeping.

We completed a reserve transfer of funds for installation of the east side fence.

The financials will be posted to the webpage as soon as we receive them from Cindy.

Committee Reports

Architectural committee (Sarah Cushing):

Currently the ARC committee is working with the following lots owners:

Lot 75/ Dickinson: Has started the framing stage and hopefully with the majority of the dirt work complete. The Dickinson's and their builder have been very receptive to any concerns mentioned, which is very much appreciated.

Lot 48/ Leary: Has been provided with the documents needed for us to open the final plan review and close the file.

Lot 74/ Valley: The landscape project continues.

Lot 58/ Antonio Nunez/ Gross: This lot has not installed the required gutters, downspouts or drywells. This was noticed as being problematic when we had a minor snow and there was a large amount of water coming off the roof. The ARC will draft a letter to the owner(s) of the home and advise of the situation and need for remedy of the situation.

Lot 35/ Carlson: The lot owner has contacted us and is ready to start the preliminary review of his plans. We will be following up with him.

Landscape committee (Leslie Burns):

November was an usually busy month. The eastside cedar fence was replaced with a vinyl fence that now matches the remainder of the community. Eagle Fence did a really great job on the installation and got it in just before the development project next door got rolling. The Eagle Fence crew will also be completing some minor repairs on the west side where a tree fell on one panel damaging it last year and mysterious bullet hole appeared on one of the panels.

Gabino Hernandez and his crew also completed the last common area improvement project left in The Village, in the northwest corner of the development. The Sumas trees were removed, the area was graded, covered in landscape fabric and finally gravel. If there are any pop up Sumac sprouts, they will be sprayed by a commercial service when leaves appear. This will kill the sprouts all the way down to the roots. This project was a long time coming and I appreciate the assistance of Steve and Sue Templeton who assisted with project design and management.

Snowplow Committee (Bob Connor/Leslie Burns):

Pedro Zamudio's crew will be handling the snowplow duties this winter. He has placed orange marking sticks next to the fire hydrants and will be placing additional sticks on the corners of the common area to help mark the curbs. Owners are encouraged to place marking sticks along their property in an effort to help mark the curbs throughout

the neighborhood, which greatly assists the snowplow operator. The marking sticks can be purchase from Amazon for \$35/10 sticks or Ace Hardware in Chelan carries them. Each lot generally takes 4 sticks, so you can buddy up with a neighbor and share a bundle if you choose.

Pool committee (Toni House):

Nothing to report.

New Business:

Election results (Leslie):

The proposed budget was unanimously approved and Sue Templeton and Kathy Meyer were elected to replace the vacancies left by Secretary Leslie Burns and Member at Large Toni House. A total of twenty seven completed ballots were received.

New board position assignments are listed in the following meeting mins.

Old Business:

Front gate repair update (Gary/Darren):

The repair issue involves the mechanical arm that opens and closes the gate. The area that needs repair is inside the masonry tower. Gary is looking for a masonry contractor to deconstruct the tower. To date, he has been unsuccessful in finding one who will come out and provide a bid. Gary is actively working on finding a contractor and will continue to do so, but the repair project may be significantly delayed until a service provider can be located.

Adjourn

Motion to adjourn, seconded, motion carried. The meeting was adjourned at 9:59.

Off Agenda Items

None

Next Meeting Date: TBD

Board Meeting II Agenda
(New Board member assignments following first meeting)

Call to order:

The meeting was called to order at 10:01. In attendance were Gary Larsen, Ginny Miller, Sue Templeton and Kathy Meyer. Absent was Darren Joyal.

New Business:

Assignment of board member positions:

President: Gary Larsen

Vice President: Darren Joyal

Treasurer: Ginny Miller

Secretary: Sue Templeton

At Large: Kathy Meyer

Assignment of board members to committees:

ARC: Ginny Miller

Landscape/Snowplow: Gary Larsen

Pool: Kathy Meyer

Adjourn

Motion to adjourn, seconded, motion carried. The meeting was adjourned at 10:07.