

Village at Lake Chelan
HOA Board meeting
March 12, 2022
10:00 a.m.
Manson Parks and Rec Meeting room

Board members in attendance: Gary Larsen, Ginny Miller, Kathy Meyer, Susan Templeton

Excused: Darren Joyal

The meeting of the VLC HOA Board was called to order by President Gary Larsen at 10:00 a.m.

The minutes of the Dec. 2021 HOA Board meeting were sent out to the HOA members on December 4, 2021. Gary asked for any comments/correction to the minutes. Hearing none, he moved for approval of the minutes as published. Ginny seconded the motion. Motion carried unanimously.

Board Reports

President: Gary Larsen reported on the “snowmageddon” event this past January! We plowed the roads a total of 4 times this winter. Gary explained that the snow was so deep that the snow plows were unable to clear the streets completely of snow. The snow berms throughout the neighborhood were inevitable with this type of snow event. Homeowners are responsible for managing the berms at the end of their driveways, it is not the HOA Board members’ responsibility. Sarah Cushing complimented Pedro and his crew on their work in getting cleared what they could to allow at least one lane of traffic to move around the Village. The HOA Board commends the Village’s “army of volunteers” who moved quickly into action helping to get people dug out of their front doors, creating walking paths from doors to the street, and clearing areas in the street for the garbage trucks to be able to pick up the garbage. It truly took a Village to get through- thank you!

Gary also mentioned the dog poop email sent out recently. He noted that it is embarrassing to walk through the neighborhood and see the mounds of dog waste in the street, lawns, and left in the dog park. PLEASE BE A RESPONSIBLE DOG OWNER AND CLEAN UP AFTER YOUR PET!

Secretary: Sue Templeton referenced the number of past emails sent to residents re: snow, garbage pickup, backflow testing and the infamous “dog poop” email. She noted that there are still issues with cleaning up after dogs in the dog park.

Treasurer: Ginny Miller reported that a transfer of \$26,420.00 was transferred on March 7, 2022, to our Reserve Account in accordance with our 2022 budget, bringing out Reserve balance to \$138,645.50. Keeping in mind, the approved gate expense that was previously budgeted is not included in the current reserve balance.

Reserve Study – will be completed next year (2023). We had planned on having the study done every two years.

The HOA tax return has been filed with the IRS; no balance due. Ginny thanked Cindy's Bookkeeping Service for her help in getting the tax return filed,

Currently, the Village has one property that is two months behind in dues payment. The homeowner has received two notices of arrears – at third notice a lien placed on the property.

Committee Reports – (Note: leads, as listed, will be responsible for the report to the Board)

Architectural committee: Board Liaison: Ginny Miller (Lead: Sarah Cushing)

1. Lot 75/ Dickinson

New build continues.

2. Lot 48/ Leary

Has submitted the Certificate of Occupancy but has not completed painting exterior, landscape or requested final review from ARC (it was noted that the weather is not yet conducive to planting and exterior painting)

3. Lot 74/ Valley

Has not completed landscape or requested final review. They have provided documents confirming the Boundary Line Adjustment is complete

4. Lot 58/ Gross

They have installed gutters as requested, but they are not tight-lined (as required), so water runoff isn't necessarily maintained on their lot. Sarah looked for specific direction from the Board regarding how to pursue this requirement and will proceed as instructed. It was noted that the homes on either side of Lot 58 and those downhill may be impacted by any run off. The Board will discuss this issue and provide the ARC direction on how to proceed.

5. Lot 35/ Carlson

We have met with Mr. Carlson, and he is in the process of working on his design before submitting everything to ARC for review

6. Lot 14 / Joyal

They have contacted ARC and are in the process of submitting a request to install fencing.

7. Lot 6/ Spence

They have contacted ARC regarding any community requirements to have a gas line installed on the exterior of their home. They will provide more information as they explore options.

Sarah reported that currently there are 8 vacant lots left to build in the Village.

In addition to the report, Sarah had questions regarding properties that do not meet the minimum standards for front yard landscape. Irrigation also needs to be used to have healthy landscape. Speaking as a Village Homeowner, she feels that these properties need to be brought up to at least the minimum required by the HOA. She also wondered about items being installed (i.e., lighted flag poles, bright lights (on front of houses), garbage cans and garbage not being inside garages or behind fences.

What committee is responsible for following up on properties that are not maintaining the landscape (plants and grass) to the stated HOA standards? If it is the ARC, Sarah would like clear direction from the Board. It was noted that many, but not all, are rental properties. Sue noted that pictures of violations are the only tool we have to document the concern and communicate the concern with the homeowner, especially when the home is a rental property. Sarah was asked to take photos of her concerns and send them onto the Village HOA Board for their review and further action recommendations.

Discussion followed with Jerry Smith asking who touches base with renters so that they know the standards by which their yards will be measured. It is the opinion of the Board that the homeowners who rent their properties out are ultimately responsible for making sure that the renters know the CC&R's. Any violations are sent to the homeowner, not the renter.

Gary noted that the board will take all of Sarah's concerns into account and will meet to determine who will be responsible for enforcing the landscaping standards.

Landscape committee: (Lead: Leslie Burns)

Pedro and his crew completed all the interior and exterior common area tree trimming in Jan/Feb. March and April will be spent testing sprinkler heads and troubleshooting any irrigation line repairs that are discovered during the start-up of the irrigation season.

At this point, Pedro will begin mowing the residential and common areas on April 13th or 20th. Last year he started mowing the first week of April and there was minimal growth the first two weeks, which was too early. If the grass does begin to grow earlier than it

did last year, we can adjust the start week, but if the growing season commences similar to last year, we will delay the first mowing until the middle of April.

Each resident is responsible for turning on their own irrigation water in the spring or they can contract with a landscape service to handle this. Either way, it is prudent to test the irrigation system, checking sprinkler heads for damage and irrigation lines for leaks. Failing to do so can result in a costly water bill and water damage.

Residents who wish to avoid a nasty crabgrass infestation like the one from last year, will want to get their lawns treated very soon. In speaking with Jared from Cascade Weed and Pest, he advised the crabgrass preventer should be applied BEFORE the lawns start to grow and before the crabgrass seed begins to spread. Treating the lawn after crabgrass has already set in is too late and will not kill the crabgrass seeds.

We were successful in getting all the scheduled common area improvements completed last year on time and within budget. There are no projects scheduled (or budgeted) for this year.

Crabgrass eradication: The Landscaping committee has the common area lawn sprayed with crabgrass preventer, but each homeowner will still want to have theirs treated as well if they don't want their own infestation.

Pool committee: Board Liaison: Kathy Meyer (Lead: Sue Seigle out of town – report given by Kathy Meyer)

The Pool committee will complete the following list in preparation for a May pool opening

- 1) Call Sean Hennegen (509.699.3326) Takes care of the pool hardware, covering/uncovering the pool, and prepares the pool for opening/closing.
- 2) Contact Jack's Magic Pool & Spa (Jack Rutter 509.860.0862) Takes care of pool maintenance during the season. In 2021, Jack cleaned the pool on Monday, Wednesday, and Friday each week. We anticipate keeping him on this schedule
- 3) Schedule Yrene Cleaning (509.387.1021) Irene cleans the bathrooms and wipes down the furniture. In 2021, she cleaned twice a week, on Tuesdays and Fridays.
- 4) Zippy: Before the pool opens on or before Memorial Day weekend, contact Zippy's to arrange for a garbage can to be delivered to the pool area. Once the season ends, sometime in September, we will arrange for the can to be picked back up by Zippy.

Someone will need to be assigned to pull the can out of the pool area, for pickup on Wednesdays and return it to the pool area on Thursdays, once the can is emptied. Gary and Roald were the volunteers for this job in 2021- can we rely on them again this year? Any other volunteers? Reach out to the Pool Committee or the HOA Board members.

In preparation for opening, the pool committee members and village volunteers will pull all pool chairs and tables from of the bathrooms and get everything set up for the season. This preliminary "pool party" will be arranged by the pool committee.

The pool pump is usually set at 85° and will be turned on two weeks prior to the beginning of the season to give the pool time to heat up. Date to be determined based on the weather forecast in May.

Leslie has extra pool cards and will continue to issue them as needed. Contact her directly, through the Village at Lake Chelan email, if you need a new pool card issued. *Remember one card per home; replacements are available at a cost to the homeowner.*

Pool committee will contact a pest control service to have the bushes/rocks sprayed for wasps in May or June and again in July or August, or whenever we start seeing wasps in the area.

Ginny will get the pool permit paperwork and fee handled before the pool opens. It was determined that since Memorial Day is so late this year (May 30), we will watch the weather forecast closely and open the pool earlier in May. Toni House reminded the pool committee that there is a cost associated with heating the pool, so to be aware of the budget. The group in attendance at this meeting agreed that an earlier open and an earlier close of the pool makes the most sense. Last year, the weather permitted the pool to remain open until early October but usage was minimal after about mid-September. The Board and the Pool Committee will watch the budget and the weather and make responsible decisions for pool use.

Tiles continue to come off the sides of the pool. Ginny noted that this is simply a result of wear and tear and weather conditions (freeze/thaw). The Pool Committee has an approved pool glue and some tile and will replace as the tiles become loose. If tiles are loose or come off, residents are asked to place those loose tiles on top of the pool house phone box and Pool Committee members will replace them. *Please do not throw the tiles away or let your children play with them.*

Renee commented on the wasp problem and that she has had good luck with wasp control using Green Thumb Pest Control. They can be reached at 509-387-9374 for those who may want to spray their own vegetation. The Pool Committee will contact Green Thumb Pest Control, as well.

SnowPlow Committee: Board Liaison: Gary Larsen (Lead: Bob Connor – not in attendance- report given by Gary Larsen)

Under budget with only 4 scheduled snow plows being done.

Road damage after the snow event is a concern. After discussion with several area locals, it has been determined that we should wait until the roads/ground completely thaw to assess the real damage that this event caused. The Board will add this topic for discussion at the June 11, 2022 meeting

Ginny noted that the last street seal coating has left a black residue that is picked up onto pets' paw and bottoms of shoes. Check paws and feet when walking into your homes so as to not track this black residue into your homes.

Old Business:

Front Gate update – Gary and Darren have been working with Iron Metal to replace the old post with something more substantial that will support the gates long term. This will also require the masonry around the column to be replaced once the column has been done. The HOA was given a name of someone who may be able to do that masonry project. Still a work in progress!!!

New Business:

Village Community Garage Sale – Renee Elia will be the HOA host volunteer from the community. Renee has requested that if anyone would be willing to help her, to contact the Board HOA via the Village at Lake Chelan email and your contact information will be shared with her. The date of the Village at Lake Chelan Garage Sale will be Saturday, June 18th 9 a.m. to 3 p.m. A separate email with more details of the garage sale and how to set up your items will be forthcoming.

Pickleball Court Proposal: Michelle Barker has asked the HOA Board to consider putting in a pickleball court near the current basketball court area by the back gate and dog park. She has done some preliminary investigation into costs and estimates it would be about \$30,000, if it was built from scratch. Considerable discussion ensued among those present at this meeting. It was noted by some that pickleball is the fastest growing sport at this time and that it may be worthwhile to do some more research on this suggestion. It was agreed that if we pursue this proposal, a full vote of the homeowners would be required since it would mean a special one-time assessment and an ongoing line item in the annual budget for maintenance. Concerns over noise, cost, security and necessity were also raised. This item will also go onto the June 11th HOA Board meeting agenda so that more input from vendors and homeowners interest can be gathered.

Backflow Testing – Barbara Sovde has asked the HOA Board to consider obtaining and managing a village-wide backflow testing contract for all homeowners. She reports that the business she spoke with would do the testing and the paperwork for \$45 per home, provided that they had a majority of the homes under contract. Considerable discussion followed on this request. The HOA Board does not want to be responsible for managing

this service for the individual homeowners. Concern was expressed over the liability that accompanies this type of HOA Board sanctioned project. For instance, irrigation water needs to be turned on at each property before the backflow testing is done. Many homeowners are not permanent residents and may be away when the water is needing to be turned on and the backflow testing is scheduled. The HOA Board members do not want to be responsible for turning on water outside anyone's vacant home, managing any problems that may arise. Other logistics make this more of a project than anyone on the current Board is willing to assume.

To be clear: Each homeowner is responsible for turning on their irrigation water, making sure their sprinkler system is working, making any needed repairs, scheduling the backflow testing and certification process for the LCRD in April, and then turning off the irrigation water and blowing out their sprinkler systems in October of each year. There are many landscapers who provide these services in our area. Emails are sent out from the HOA Board with names and phone numbers of landscapers who will do this service but it is the homeowner's responsibility to schedule it for themselves.

Adjourn

Off Agenda Items

Next Meeting Date: June 11 at 10 a.m.