

Village at Lake Chelan
June 11, 2022
10:00 a.m.
Manson Parks and Rec Meeting room

VLC HOA Board members in attendance: Gary Larsen, Darren Joyal, Ginny Miller, Kathy Meyer, Susan Templeton

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

The minutes from March 12, 2022 meeting were sent out to the HOA by email on March 15, 2022. Gary asked for any comments/questions or corrections to the minutes. Hearing none, Gary moved to accept the March 12, 2022 meeting minutes as published. Ginny seconded the motion. Motion passed unanimously.

Board Reports

President: Gary Larsen reported that Sarah Cushing has resigned from the VLC ARC. The Board formally thanked Sarah Cushing for her work on the ARC. Cliff House has agreed to fill the position on the ARC vacated by Sarah. The ARC is now comprised of Cliff House, Sherry Ochsner, Harold Gelwicks.

Gary also mentioned that as the front gate gets repaired, remember that the pedestrian gates do NOT lock. In light of the concerns about an increase in theft in the Village of Manson, VLC residents should be aware of any unusual activity in the neighborhood and report it to the police, if necessary. At the very least, take a photo of any suspicious vehicles with license plates. Neighborhood Watch is important!

Treasurer: Ginny Miller presented the treasurer's report (see attached for full report). Of note is that we have 4 homeowners past due on their HOA monthly dues. Our bookkeeping service is working with these homeowners to bring their accounts current. Looking to the 2023 budget, we will need to identify any new or special projects needed and obtain competitive bids. She also noted that our insurance company has notified us that the HOA insurance policy rates will go up by at least 10% with renewals in August, 2022. If we find that fees for all services will increase for next year, we may need to look at an HOA dues increase in 2023. As always, the board will practice due diligence to ensure that we have a fiscally responsible budget for 2023. We will know more once we get our Board subcommittee reports for landscaping, snow removal, pool maintenance and road maintenance and any other identified and approved special projects. **Ginny asked all committee chairs to start working on their budget**

proposals for 2023. We will begin preparing the 2023 HOA budget in August to report at the HOA annual meeting in September.

HOA audit will be scheduled for 2023 once we have secured a CPA to do the audit. Ginny has a request for bid out to Tamarack Tax & Consulting. She reported that very few CPA companies do HOA audits any longer.

Secretary: Sue Templeton reported that the issue with Lot 110/Tract 10 Parking area has been successfully resolved. A formal resolution was read at the meeting (see attached for full resolution). Of particular note is that 5 of the 9 parking spaces will remain on Tract 10 for VLC HOA common use. Four parking spaces, or 32 feet, will be taken to provide access from Village Drive allowing for driveway access to Lot 110. Once Chelan County approves the new boundary proposal for Lot 110/tract 10, Mr. Fors has 45 days to begin removal of the mobile home currently on Lot 110. He expects to have Lot 110 completely cleared and cleaned up within 90 days after the County approval. Mr. Fors has also agreed to reimburse up to \$3000.00 for any legal expenses incurred by the HOA on this matter. Mr. Fors will pay for all Chelan County filing expenses to modify the boundary lines for Lot 110/Tract 10. Fencing and Landscaping on the highway side of Lot 110 will be done at Mr. Fors expense. After installation, that area and fencing will become part of the common area and be maintained by the HOA.

Mr. Fors will use the match fencing materials as that currently along the highway/sidewalk outside of the Village for continuity.

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

Architectural committee: Board Liaison: Ginny Miller. Committee members: Sherry Ochsner, Cliff House, Harold Gelwicks

- a) Building project updates: 1 lot being excavated, 1 lot is now back on the market, 1 home currently under construction
- b) Lot 110/Tract 10 update (see above under Secretary report and attached documents) – successfully resolved issues with VLC, LLC

Landscaping committee: Leslie Burns (full report attached)

Of note is weed complaints. Leslie would like homeowners to know that she is NOT the weed police! If you have a formal complaint about your neighbor's weeds or lack of yard maintenance in general, please take a photo of your concerns and email them to the Village HOA email. The Board will review the concerns and address the complaint with the homeowner on your behalf. AS ALWAYS, NEIGHBOR TO NEIGHBOR CONCERN RESOLUTION IS THE FIRST, AND BEST, STEP TOWARD A SUCCESSFUL AND RESPECTFUL RESOLUTION. The board will ask if you have tried to resolve the issue 1:1 before getting involved. Feel free to pull a weed or two if you are bothered by them. It takes a Village to keep it beautiful and clean.

Pool committee: Board Liaison: Kathy Meyer Committee members: Sue Seigle, Kathy Bendixsen

Kathy Meyer gave the pool committee report (see attached for full report). Of particular note is that each home receives ONE pool key card. If you lose your card contact Leslie Burns. There will be a \$20 charge for replacements.

Thank you for Bob Conner for once again agreeing to help with pool maintenance on the "off" days that Jack's pool service does not clean. It is a HUGE help to maintain the sanitary safety of the pool!!

Please note: no one under the age of 18 may be at the pool unless they are accompanied by an adult.

Please also note that OVERSIZED floaties are NOT allowed due to safety concerns. Small personal floaties and pool noodles are okay. Be aware of your surroundings and if your pool floatie is causing an unsafe environment remove it until the pool is less crowded.

Old Business:

Front Gate update – Darren and Gary reported on the status of the front gate. This has definitely been a work in progress with many, many "moving parts" to repair or replace.

Darren was happy to report that the final step in the process will begin on June 23rd with the overall goal being to have it completely functional by Friday, June 24th. If you see work being done at the front gate, please use the back gate.

The new black post is 6x6 ½ inch powder coated steel and looks nice, is strong and sturdy. It has been decided to NOT replace the rock surround. It would only be for cosmetic purposes and the Board believes that money can be better spent elsewhere.

For security purposes, once the gate is functional, the manual gate code will be changed. Of note, this does not impact the electronic gate openers that many homeowners have in their vehicles. An email will be sent out to the HOA at large with the new gate code and the information on where to purchase the electronic gate opener. CHECK YOUR EMAIL FOR THIS NOTIFICATION!

It was decided to open the front gate at 8 a.m. and close it at 5 p.m. every day of the week. The back gate will open at 7 a.m. and close sometime between 5 and 6 p.m. Monday-Saturday.

The back gate will be closed on Sundays and Holidays. To avoid further damage from oversized delivery vehicles, should a homeowner NEED to receive a delivery on a Sunday or a Holiday, they should contact the HOA via email to pre-arrange a

Sunday or Holiday opening for delivery purposes only. THIS MUST BE PRE-ARRANGED!!!

Garage Sale update – Renee Elia has been working very hard organizing the garage sale flyers distribution. She formally thanked Tricia Carroll for her help with distribution. Reruns will be in the Village about 9 a.m. on Sunday the 19th to pick up any unsold items that homeowners may want to donate. Watch for an email regarding the garage sale particulars.

Pickleball Court update: The Board did not hear an overwhelming support for this project since the last meeting. The Board did hear concerns about the projected cost and the noise that a pickleball court generates. It was also noted that Singleton Park has received a grant to put in 3 pickleball courts for public use. There are other pickleball courts in the general Manson area for pickleball enthusiasts, as well. Therefore, the request/suggestion for a pickleball court located within the confines of the Village at Lake Chelan is tabled at this time.

New Business:

Street Parking – there have been several complaints received about street parking. Our neighborhood roads are narrow and due to the safety of our residents and their guests, we do not allow for ANY overnight street parking. Homeowners can park in the street in front of their own homes to load and unload, to wash vehicles (including boats and trailers). Please ask your guests to use your own driveway or the common parking lots for overnight or extended visit parking.

Reminder that ski-doo's and boats should not be parked in the common parking areas overnight.

Adults only pool time options – the Board has received a few requests for adult only pool time. The issue has to do with children splashing excessively and jumping into the pool without regard to others in the pool. Considerable discussion ensued regarding the need for adult only swim time. **It was decided that we would NOT designate adult only swim times but, instead, ask adults to remind their children/grandchildren/young guests to be mindful of pool manners. NO EXCESSIVE SPLASHING IF IT IS CAUSING DISCOMFORT FOR OTHERS IN THE POOL, NO DIVING, NO RUNNING AT ANY TIME. The pool rules are posted at the pool.**

The next meeting will be the ANNUAL GENERAL MEETING and will be held on September 10th. A notice with the agenda will be sent out in late August.

There being no further business items from the floor, the meeting adjourned at 11:00 a.m.