

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

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

The meeting was called to order by Gary Larsen, HOA President at 10 a.m.

Minutes from June 11, 2022 meeting were sent out to homeowners prior to this meeting. Gary moved to approve the June 11 minutes as submitted, Ginny seconded the motion. Motion carried unanimously.

### **Board Reports**

**President: Gary Larsen** thanked those in attendance for coming to their annual meeting.

**Secretary: Sue Templeton** noted that there is a correction to the agenda. Due to the fact that the Treasurer is still waiting for some late vendor bills as well as some quotes for 2023 services, the proposed 2023 budget will not be submitted for approval until early October. Therefore, the ballots will be mailed out to the homeowners approximately October 15<sup>th</sup> with a return date for voting on or before October 30. This is still within the requirement of 60 days prior to the end of the fiscal year (12/31/2022)

### **Member at Large – Kathy Meyer**

- a) Community FaceBook page was created July 7, 2022. A huge thank you to Chris Cruz for his help in creating it and supporting the roll out. Kathy reminds everyone that this is a CLOSED community Facebook page and only Village at Lake Chelan homeowners and renters can become members. Currently, there are 75 total members of the Facebook page. (note if you are not currently a member and would like to become one; email the [VillageHOA@hotmail.com](mailto:VillageHOA@hotmail.com) and request an invitation link).

### **Treasurer's Report: Ginny Miller**

Most homeowner accounts are up to date; however, two accounts are in arrears. We have quite a few accounts where payments are coming in close to the 10<sup>th</sup> of each month. Dues are due on the **first** of each month, late fees are applied on the 10<sup>th</sup> of the month.

The natural life expectancy of some of our infrastructure is being experienced and we are having to replace them. Our development goes back to 2005 and after 17 years, things are wearing out as our reserve study projected. The roads are in need of repair, the pool house needs repainting, the copper piping in the pool house is thinning and corroding, and the pool deck needs resealing.

The Board has worked hard to mitigate expenses by recruiting volunteers willing to give their time, including landscape and pool committee volunteers. We are not having much luck with getting volunteers which will cause the line items in the budget to increase.

Gate repair came in under the \$10,000 budgeted amount, thanks to Darren and Gary for their hours of volunteering to do the work. We did a reserve transfer of \$7,536.00 for repairs.

Audit Update: • We are still in search of an audit company; we have been getting quotes of \$30,000, if they even call back. HOA CPA has been contacted for a review of our books and bylaws to determine if we can move from a full audit to a review and still be in compliance with our HOA bylaws.

We have been working on the draft 2023 budget and are close to completion. Unfortunately, the cost of living increases we all are feeling in our personal budgets are impacting the expenses for our Village, as well. It is anticipated that we will be suggesting an increase in our dues to keep the services we all enjoy currently. The ballot will contain the proposed budget and three proposed dues levels. Each dues level will contain a short reference as to what services would be impacted should dues increase not be approved and/or cover all service levels or projected projects. Please read the budget and the dues impact carefully before voting. The budget and ballots will be mailed on or before October 15<sup>th</sup>, we request that you return your votes by October 30<sup>th</sup>.

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

**Architectural committee:** Board Liaison: Ginny Miller (Lead: Cliff House, Sherry Oschner)

a) Building project updates:

Lot 110 has been cleared and the deteriorating mobile home has been removed. There is no other info on that lot at this time.

Lot 35: excavation continues

Lot 75: Building still underway

**Landscape committee:** (Lead: Leslie Burns)

Pedro and crew have done a nice job of maintaining our common area again this year. In addition to mowing, trimming and fertilizing, the crew has tended to several small leaks and one really large irrigation break. We have enough budgeted mowings to get us through the middle of October. We skipped one mowing during the hottest part of the summer due to very low growth and tacked that mowing onto the end of the season when we will need it more.

Several people have assisted the Landscape Committee with projects and maintenance around The Village this summer to include:

- Bill Miller sprays weekly for weeds and trims hedges and trees, as well as cuts down Sumac trees and removes the waste from the dog park
- Steve Merrill also sprays along the curbs for weeds and cleaned up the mailbox area of weeds and debris
- Sherry Ochsner helps with weed control in the common area along Oakwood Drive
- Sarah Cushing has trimmed and maintained the front entrance planting bed, as well as trimmed up some of the trees in the entrance area
- Patricia Carroll helped paint the benches at the dog park and has also helped several neighbors with cleaning up their yards in the spring

In October it will be time for residents to arrange to have their irrigation lines blown out. Failure to blow out lines will result in irrigation line breaks in the spring when the water is turned back on, resulting in possible flooding and mayhem. This year Leslie has arranged for Chuy Aguilar to handle this task for any interested owners. Chuy will be charging \$50 per blow out and \$80 to turn water back on and test the entire system next spring. You can sign up for one or both services if you wish. If you are interested in using Chuy this year, please send an email to Leslie at [Leslie.Burns126@gmail.com](mailto:Leslie.Burns126@gmail.com) and she will get you on the list. Pedro also provides the same service, as do other landscapers. Owners can contact any service provider of their choosing to complete the job.

Sumac trees are sprouting up around the Village. The type of Sumac trees we have growing wild in the area are not the poisonous kind but they will take over the landscaping and smother out other bushes and foliage in their wake. We are asking homeowners to pull up the small trees as you see them sprouting up in your yards. Leslie Burns will be posting a Sumac photo and a little info on them onto our community facebook page.

**Pool committee:** Board Liaison: Kathy Meyer (Lead: Sue Seigle)

As summer ends, we have decided to keep the pool open until the end of September as long as the weather cooperates and the usage remains consistent. If the usage drops off completely, we will save money and turn off the heat to the water.

During the summer, we had to make some changes to the pool cleaning service. After consultation with our insurance liability carrier, it was determined that all our Village service vendors MUST have proof of business license, be bonded and be insured. Given that new information, we asked our vendors for their license, bond and business liability insurance.

\*We did not receive the requested information (after many attempts to obtain it) and ended our relationship with the person who was cleaning our pool bathrooms. The new vendor was able to provide the necessary documentation and was also able to clean the restrooms on Tuesdays and Fridays (after and before busy weekend use).

\*The current pool chemical service finally provided their insurance and that policy reflects a business name. However, we have yet to obtain a copy of the business license. We will verify that his insurance carrier also covers his bond. Given the lack of confirmed information, we will be looking for a new pool service for next season. Discussions are underway with Hennegan's Pool Service – they already open and close our pool and are hoping they will have enough employees next season to be our full-service pool vendor. Other pool vendor options are being considered. (note: Hennegan's is NOT an option as they are quoting \$75/each clean and will only commit to one weekly clean.)

\*Some shade umbrellas and pool side chairs are in need of replacement. We were able to obtain two used umbrellas to replace the ones broken over this past summer. If anyone is renewing their personal patio/deck furniture, donations in good condition are always welcome. As we look to replace the pool side lounge chairs, we will honor the numerous requests for lounge chairs that are a bit higher and with arms. The Pool Committee is going to replace the cheap plastic furniture with more durable choices. We have found some on Wayfair that are made of Polywood – a heavy recycled plastic made into lumber and comes with a guarantee. This material should withstand the hot summer sun.

\*The pool deck needs to be sealed before use next season. We have heard many concerns about how slippery it is when wet, so we will be looking for an application of a Non-Slip product. New sealant should also address the cracks that have appeared on the pool decking, as well.

\*The bathrooms floors are very slippery when wet, as well. We will be looking into getting very large black mats for the floors under the front sink and by the toilets. (note: large black mats will not work IN the bathrooms but we are trying out large black mats outside of the bathroom doors to collect dripping water prior to walking into the bathrooms).

\* The Pool House and entry cabana need re-painting before next season. We would have liked to have gotten this project done this past Spring. We did put out a request for volunteers to help paint but hearing none, we have determined that we will need to hire that project out. (note: Volunteers save money for us all!) If, after hearing/reading this call for volunteers, you want to offer your paintbrush – contact the Pool Committee via an email to the [VillageHOA@hotmail.com](mailto:VillageHOA@hotmail.com)

\*The copper piping in the pool house is old and failing. We did some patchwork at the beginning of the season. We will be obtaining a bid to replace it before next summer. Money for this project will come from the reserves. We won't replace the copper with

copper but will, most likely, use stainless steel piping. PVC piping would not withstand the water chemicals.

Ginny noted that we need to move from using Chlorine to Bromine. Chlorine is very harsh and we have had reports from some of our pool users that it may have caused them to have a rash. Rinsing off immediately following exit from the pool is highly advised. Ginny suggested that we ask pool users to rinse off only in the showers and not use them to wash hair and/or body. Soap is slippery and creates another layer of the problem in the pool restrooms. Shower at home; rinse off the pool chemicals from the pool in the pool showers.

Hennegan's Pool Service will close the pool at the end of September.

#### POOL VOLUNTEERS SEASON 2022

**Thank you** to our Pool Committee members for their work this past year. Honorable mentions due to:

- ★ Sue and Bill Seigel for opening the pool by getting the furniture out of storage and cleaning it all. Sue also replaced the black mats in the shower area of the bathrooms. Sue also ordered, and hung up, the new close the door signs for the bathrooms

- ★ Bob Conner for the daily checking of the pool chemicals, cleaning the deck, keeping the log books up to date (for the Health Department inspections), checking the status of the bathrooms and restocking supplies when needed

- ★ Brooks Smith for his "Pool Roomba". Brooks personally purchased the pool vacuum and then faithfully vacuumed the pool debris at least 3 times a week, if not more. We heard so many times that the pool water never looked so clean and inviting!

The HOA Board and the residents and guests of the Village at Lake Chelan is very appreciative of the community volunteers who kept the pool, the bathrooms, the furniture and the decking clean and healthy for all of us to enjoy!

#### **Nominating Committee:**

We have 3 open positions on the HOA Board for the term 2023-2024 (a two year term). We have 4 interested full time Village residents running for office. Ballots will be sent out with the 2023 proposed budget and dues vote. The ballots will contain a very short bio submitted from each candidate.

#### **Old Business:**

None

#### **New Business:**

Nominating Committee report: 3 HOA Board positions are open for 2023-2024 term. Ballots will be mailed to all homeowners by October 15. We will ask that you return your votes before Oct 30. Any votes returned after that date will not be counted. Board ballots and the 2023 proposed budget along with the ballot for 2023 dues will be mailed

together. This year, ballots will be paper ballots mailed with a return envelope to the primary address you have given the VLC HOA. **If you have moved, please update your preferred mailing address with your LOT # to [VillageHOA@hotmail.com](mailto:VillageHOA@hotmail.com) before October 10<sup>th</sup>.**

### **Agenda Items from the floor:**

Pool Structure painting: Sue was asked to send out another request for the painting project at the pool. Ken Gross offered to “scope out the project” and report back. Sue will send out the request via both community email and community Facebook.

#### **AUDIT:**

Questions about the audit and what is needed to do to amend the bylaws to allow a less expensive option for reviewing our accounting records. Ginny explained the bylaws and briefly explained the difference between a full audit versus a review. She further explained that we are a very small account for accounting firms and that may be why we are struggling to find an accountant to do our audit. If we can't find a CPA locally, we may need to look on the West side for someone. Our bylaws dictate the audit and the audit timing. We have skipped a couple of years, which is allowed, but we must do one this next year. Toni also noted that though we can skip a year, once we find an accountant to do the audit, they will go back and review prior years so technically we aren't skipping a year we are just deferring the review. All agreed we can't afford to pay \$30,000 for an annual audit!

Pool furniture: given that we MUST replace the copper piping in the pool house and restrooms, we can not afford to replace the pool furniture. Ken Gross suggested that we identify a quality, durable poolside furniture line and ask homeowners to buy a chair or two and donate to the pool. Ken offered to ask his in-laws Arizona HOA what brand they are using; they are quality, withstand the heat, and are a bit higher off the ground with arms for support getting into and out of them. Once the Board has the information, and makes a decision, we will send out an email to everyone asking for generous donations of furniture for the pool. Thanks, Ken, for the suggestion.

#### **BUSHES OUTSIDE BACK GATE:**

It was noted that the large shrubs outside the back gate entrance are overgrown and create a hazard for vehicles and pedestrians. Who is responsible for maintaining them? Can we ask the town of Manson or perhaps the hardware store to share any costs with the Village to prune them back? Chris Cruz offered to trim them back – he was asked to contact Leslie Burns before doing any trimming in the common areas.

#### **ROAD REPAIRS**

Sarah Cushing noted that the Village roads took quite a beating last winter. Some of the sinking of the surfaces around the surface drains need to be inspected and repaired by the Water District. She notes that though there are areas that need repair in other places – there doesn't appear to be a need for a full road resurfacing. It was general agreed that appears to be the case and Gary Larsen was asked to contact the LCRD.

#### **CONSTRUCTION CONCERNS**

Ongoing concerns and complaints re: Lot 75 trucks parking on the street blocking driveways as well as the condition of the common area lot near the building site were raised. It was noted that the contractor knows that they need to return the common areas back to their original state, or better, once the building has been completed. The damage to the street and curbs have also been noted by the ARC and contractor knows these need to be repaired, as well. Street parking and blocking of driveways has been addressed with the contractor and homeowners. If street parking, other than for loading and unloading, continues to be a problem, please send your concern, with a photo to document the complaint, to the [VillageHOA@hotmail.com](mailto:VillageHOA@hotmail.com). The ARC will follow up with the contractor and owner. Fines will be imposed for continued violations.

Any concerns/complaints from homeowners should be addressed between individuals first. Failing a solution, homeowners can send their concern or complaint, with photo documentation, to the [VillageHOA@hotmail.com](mailto:VillageHOA@hotmail.com) and the Board will review and address the concerns as warranted by the infraction. It was noted that feedback to the person lodging the concern should be done so that they know it was addressed. Due to privacy concerns, this hasn't been done. The Board will begin letting the concerned homeowner know that their concern has been addressed. However, out of respect for privacy, the details of the discussion with the homeowner and/or contractor will not be shared.

**Adjourn at 11:25 a.m.**

**Off Agenda Items: none**

**Next Meeting Date: December 10<sup>th</sup> @ 10 a.m.**