

VILLAGE AT LAKE CHELAN
HOA BOARD MEETING
March 11, 2023

HOA Board members present: Kathy Meyer, President; Cindy Conner, Vice President; Ginny Miller, Treasurer; Susan Templeton, Secretary
Member At Large position: vacant

The meeting was called to order at 10 a.m. by VLC HOA President, Kathy Meyer. The Board welcomed the HOA members who attended this Board Meeting.

The minutes of the December 10, 2022 meeting were sent out to all homeowners via email in December, as well as being posted onto the VLC website. Kathy called for comments or corrections to the meeting minutes. Hearing none, she called for a motion to approve them as distributed. Cindy Conner moved to accept the minutes, Ginny Miller seconded the motion. Motion carried unanimously.

BOARD REPORTS:

President: no report at this time

Secretary: no additional information at this time.

Treasurer's Report: Ginny Miller reported that the income tax return was filed and there is no tax liability due.

The 2022 budgeted reserve deposit of \$26,420.00 was deposited into the reserve account bringing the reserve balance to \$157,596.99

Reserve Study – there was some confusion as to when exactly the onsite study was to be done. When the budget was prepared for this year, the study and accompanying expense was planned for 2024. After some further investigation, it turns out the year that the study was done is counted as year one. Since we are obligated to do a reserve study every 3 years. Therefore, we are required to have the reserve study done this year in 2023. The reserve study cost of \$4,200 was not budgeted for this year. Thankfully, we have a small savings account that will cover this unexpected expense. Ginny will schedule the study for later this fiscal year.

Accounting Audit Review: we are still looking for someone to do our accounting review that is required per our governing documents. Ginny has spoken to several accounting firms, both locally and on the West side of the State. The fees being quoted way exceed our budget and the process that has been offered is felt to be more involved and comprehensive than our small HOA needs. The pricing is way out of our budget with some quotes topping \$30,000. As explained in previous meetings, the accounting review that is required is simply to have a CPA review our debit/credit ledgers and assure the HOA that resources are being accurately recorded and spent according to the budget. If anyone in the Village is, or knows of, a CPA who would be willing and able to perform such an accounting review, at a reasonable price, please have them contact a member of the Board.

Backflow testing – a reminder when our irrigation is turned on, backflow testing is required. The landscaping committee will get this done for the common areas. It is the responsibility of each homeowner to arrange for the testing of their own backflow system at their own expense and liability.

Sue will post the list of approved backflow assembly testers onto the Community Facebook page. The list is also available on the LCRD website.

COMMITTEE REPORTS:

Architectural Review committee: no formal report received. The Board reported that Lot 110 is currently vacant and presumable for sale; though there is no for sale sign on the property. Lot 5 has sold and the new owners have contacted the ARC to begin the process of building. Lot 35 is still under construction, the weather has delayed progress, we assume building will begin again once the weather permits. Lot 57 has sold and the new owner has contacted the ARC with building plans.

Landscape Committee: (prepared by Leslie Burns)

Hopefully by the time this meeting is held, we will have seen the last of the snow! The earlier and colder than usual temperatures played havoc with our plants, hedges and trees by delaying their leaf drop schedule. Some trees have still not dropped their leaves, while most are almost bare, finally. We don't know what this will mean for the upcoming growing season, regarding new growth and how it might be affected.

As of March 1st, Pedro has completed 90% of the tree trimming. The Cyprus trees are growing taller than the height of his highest ladder, which is proving problematic for trimming the tops, but Pedro's crew will be back at it and will hopefully be able to get the tops trimmed up to match the sides. The way-too-large maple trees in the dog park will also be trimmed.

The snowplow created some chaos with a few areas of sod along the curbs and those areas will be cleaned up and new seed will be planted later in the spring when it is warm enough for germination to occur.

Pedro is offering his residential thatching/aerating service from March 20-April 20th. His rates will range from \$60-\$100, depending on the size of your lawn. If you are interested in having your lawn relieved of the choking thatch (your grass roots will thank you), owners can contact him directly to get on his list (509-393-3754). (this information has been sent out in an email and as a Facebook post to the community page)

The Landscape Committee will monitor the April temps and lawn growth and make a decision on when to start mowing. My preference would be to begin later in the month, so we have more mowings available in the fall. That might mean the lawns will look a little scraggly for an extra week or two, but I would rather have extra mowings available when we really need them later in the fall.

Leslie will be contacting Jared from Cascade Weed & Feed to see if he is interested in providing the crabgrass prevention service again this year. Last year about 30 owners signed up for the service and found out what it was like to not fight crabgrass all summer! It is a highly recommended service to keep your lawn healthy and keep the invasive and pervasive crabgrass out of it. More information to follow.

Jimmy Bystrom has joined Bill Miller and Leslie Burns on the Landscape Committee, which I appreciate greatly! Sarah Cushing has also offered to be an adhoc member of the Landscaping Committee.

If you happen to notice a common area landscape issue, please report it to the board via email or contact Jimmy, Bill or Leslie, if it is a true emergency.

Ginny Miller added that the tree trimming costs \$7000 per year. If a Homeowner sees some tree branch that needs to be trimmed back more, to contact one of the landscaping committee members.

It was noted that there are two Walnut trees on the common area next to Lot 75. Those trees yield walnuts every year; we will NOT be removing those trees. It was also noted that there are bees and/or hornet nests in that same common area that need to be sprayed.

Pool Committee: (prepared by Kathy Meyer)
Will this winter ever END?

The pool is waiting patiently to be opened – thus the proper services are being put into place. We are making a change this year in our weekly pool maintenance provider. We will be changing chemicals from Chlorine to Bromine. We received complaints and concerns with the chlorine causing swimmer's rash.

Cleaning services were changed mid-season last year and we will continue with that same cleaning service this year.

Opening day has been put onto Hennigan's Pool Service's schedule. They will pull the pool cover and prepare the pool for an opening some time at the end of May (weather permitting).

Sealing of the pool deck needs to be done this year. The committee is looking for a product that will not be slippery and will be getting three bids for this service.

Bathroom floors will need to be resurfaced with a non-slip product for safety and ease of cleaning.

Allied Plumbing has been asked to submit an estimate to replace all the copper piping in the pump room as they are original and almost 20 years old. We had three incidents of leaks that needed to be repaired last year. This is a HAVE TO project and has been included in the budget for 2023. Ginny added that the cost estimate was \$5600 at the end of last year. We will get three bids before we proceed. This project will need to be done BEFORE the pool opens for swimming in May.

The committee is also looking for ideas for replacing some pool chairs that have cracked, broken, or have completely worn out and been tossed or are now unsafe for use.

Considerable discussion of the pool maintenance projects ensued.

Ken Gross offered to look into non-slip products for the bathroom floors. He is confident that this could be an "in-house" volunteer committee job and hold the costs to just the products needed for the job.

Sarah Cushing noted that there is a fan in the pool supply room that should be running at least 12 hours/day to circulate the air and that should help with the pipe corrosion. She also questioned if the pool chemicals should be stored in that room.

Pool Furniture report by Ken Gross. He has done some online investigation looking for quality chairs that sit higher than the current ones with handles that make it easier to get in and out of as most of the HOA residents have asked. It was suggested at last meeting that once we have a brand of chair identified, we send out a link and ask anyone who is willing to buy one or two chairs to donate to the pool. The chairs need to be stackable for storage, as well.

The question of needing to re-surface or just deep clean by pressure washing the pool decking was raised. It was suggested that sunscreen products dropping onto the pool deck may be the cause of the

slippery surface. Kathy will ask for consults from pool decking companies about that as a possible more cost-effective solution.

Snow Plow Committee:

Ginny Miller and Sarah Cushing took over the snow plow committee responsibilities in last December. They met with Pedro and completely revamped previous snowplow instructions. The snow in front of both gates will be hand shoveled, as well snow in the mailbox areas, including putting down pea gravel to prevent slipping and sliding when getting our mail. Large amounts of snow will be pushed to designated areas in the Village. Snow berms will always be an issue as the streets are plowed. If a resident can not clear their own snow berm from the end of their driveway, you can contract with Pedro to have it done at individual's expense, or work with your neighbors to help each other clear walkways and driveways.

NEW BUSINESS:

Will there be a garage sale this year? Sue will contact Renee Elia to see if she is willing to spearhead the garage sale again this year. If so, it will be held the Saturday before Father's Day. (update: Renee generously agreed to take on the garage sale advertising/flyers and contact ReRuns to pick up leftover items at the conclusion of the garage sale, as was done last year). More about the garage sale will appear on the Community Facebook.

Sarah Cushing reported that the Village now have 11 or 12 rental homes, and two properties that are not family residents in accordance with the CC&R's. That is over 10% of the entire Village. She expressed concern about that percentage increasing and the Village becoming a rental community instead of a residential community. This can negatively impact all home values, as well as create an upkeep issue when absent owners do not maintain their rental homes as they would their own primary resident. Several of the HOA residents in attendance at the meeting agreed with this concern. It is being proposed that we grandfather in those rental homes currently and then place a cap of a reasonable percentage moving forward. Also, change the current long term rental definition from six months to 12 months.

The Board reminded the audience that a change to cap the percentage of rental properties and/or a change in the 6 month to 12 month rental terms would take changes to the governing documents and bylaws. Any governing documents/bylaws change requires a 67% approval vote. Sarah Cushing, Jerry Smith and Sandy Calicoat agreed to be a subcommittee who will work on this concern. They will survey the HOA to see if there is a general agreement to pursue a bylaws amendment regarding capping percentage of rental properties and/or change from 6 month to 12 month term. This subcommittee will report to Ginny Miller, as their board liaison. A report will be expected at the June Board meeting including the findings of their HOA survey and the rationale behind any proposed bylaws changes.

AMENDED 3/16/2023:

Troy Hawkins noted that "he is favor of focusing on the CCR's and community rules that are already in place which govern the beautification of our community, homes, yards, landscaping, fences and other structures. Being more vigilant in maintaining the looks of the neighborhood is way more important than trying to limit private homeowner's choices on how they use their property vis a vis rentals, vacancy, guests, or full-time residents. I am not sure it is legal to redo By-Laws that might negatively impact home values when homeowners bought their properties without a cap on rentals or a prohibition on them in The Village at the time of purchase. I understand that this group lead by Sara simply doesn't want rentals at all. But, obtaining a 66% favorable vote to do away with or cap rentals won't do anything to fight/fund a lawsuit by a homeowner on the issue. This will deplete our needed reserves with large legal fees. It doesn't

make any sense to me. I think that the majority of homeowners really care about the looks and upkeep of the structures in The Village way more than what goes on behind closed doors in the homes. Any homeowner that isn't obeying the CCR's and keeping their home/yard/fence in good repair needs to fall in line. It doesn't matter if the home is a rental or not. We need to work on enforcing our existing commonsense rules on beautification rather than taking away rights from private property owners, rental or otherwise."

There being no further business, the meeting adjourned at 11:10 a.m.

An Executive Session followed the open Board meeting.

Ginny Miller reported that the Treasurer's position is more than she can continue to do given her current job's workload and the other Board responsibilities she has taken on. She proposed that Toni House be added to the 2023-2025 Board taking the vacancy created by Gary's resignation. Toni has agreed to take on the Treasurer's position and Ginny will move to the open Member at Large position.

Kathy Meyer moved to approve this change to the VLC HOA Board effective March 13, 2023. Cindy Conner seconded the motion. Motion was approved unanimously. Ginny will begin transitioning the Treasurer's role to Toni House.

Respectfully submitted,

Susan J Templeton

Susan J. Templeton, Secretary
Village at Lake Chelan
Homeowners Association Board