

Village at Lake Chelan
Board Meeting Minutes
September 9, 2023
10:00 a.m.
VLC Pool DECK

Minutes from June 10, 2023 are posted on the website and sent out to all homeowners prior to the meeting.

It was moved and seconded to approve the June 10, 2023 meeting minutes as posted onto the VLC website. Motion carried without dissent.

New neighbors were welcomed to the Village!

Waiver of professional financial audit – motion and vote, including the proxy vote report: Toni House, VLC HOA Treasurer reported that the Board has received enough YES proxy votes to pass the motion made at the June HOA board meeting to waive the professional audit and replace the audit with the financial committee review alternative.

The newly formed Financial Committee members are: Toni House, Current Treasurer; Ginny Miller, Past Treasurer; Jim Simek, Melani Joyal, and Danielly Davidson. The committee will meet to review the past three years of finances that are included in this review. The finance committee's review report will be posted onto the VLC Website. A notice will be sent out to all homeowners when the report is available for your review.

Board Reports

President: Kathy Meyer BIG Volunteer thank you to everyone who helped keep our Village beautiful, maintained, and functioning this past year! Without volunteers stepping up to fill in for the necessary projects and routine maintenance, we would have to hire people to do the work. Cindy Conner added that we need some new hands to volunteer before we burn out the current group of dedicated volunteers! If you can offer some volunteer time, contact any member of the Board to add your name to the Village Volunteer list. "Many hands make light work"

Vice President: Cindy Conner (Snow plow report under committee reports)

Secretary: Sue Templeton (No report. will defer to New Business to discuss open Board positions)

Treasurer: Toni House

- The Profit & Loss Performance and Trial Balance Reports were placed on the HOA Website for everyone's review. If you've had a chance to look them over you will see, we have and will overspend on some line items and should underspend on others.

Barring anything unforeseen, we are working extremely hard to keep to our Budget. Overages include:

1. A Reserve Study was not budgeted for 2023, thinking we could hold off until 2024. That added expenditure was \$4,200.00. Because we will not be paying for annual audits this fiscal year, the \$7,000.00 budgeted for that line item can be applied to this expense.
 2. Go Daddy, which is our.com domain service (listed under line item 'License Fees'), is paid every 3 years. This \$72.03 expense was not included in the 2023 budget.
 3. Our Property and D&O insurance is paid in one payment instead of monthly installments. In August, we paid for the 2023-2024 year. The price has increased by \$943.00 for the year.
 4. Fence Repair: You will see a credit on this line item. We have paid Eagle Fence a deposit out of the funds we received from our insurance claim. Once the fence is repaired and paid for, this line item should show a zero balance. Insurance has agreed to cover replacement of the fence at 100% without deductible.
- We have worked to mitigate expenses by recruiting volunteers willing to give up their time, including landscape and pool committee volunteers who have given much of their time to our HOA. Please let us know if you too are willing to help.
 - Homeowner accounts are being managed and for the most part, kept current. We have 2 homeowners that are being contacted concerning late payments.
 - As mentioned at the last meeting, we transferred \$37,329.00 from our Operating account to our Reserve account in accordance with our 2023 Budget.
 - We currently have \$168,657.82 in our reserve account. Each year we set aside funds to meet future costs and financial obligations. Our hope is to increase that set aside amount in 2024.
 - We are currently working on the draft 2024 budget. We have some big expenses coming down the pike next year, including road and pool repairs. You will hear more about these from our committee members.
 - Bios of board nominees, Board member ballots and the proposed 2024 budget will be mailed together and should be in the mail by 11/1/2023. We ask for a timely return of the ballot.

Member at Large: Ginny Miller – pool, turf, cameras (see below)

Committee Reports

Architectural committee: (Ginny Miller, Cliff House, Sherry Ochsner, Harold Gelwicks)
Sherry Ochsner reported that there are currently 3 lots in build or ready to build status: Lot 35 still in process; Lot 54 has begun construction; Lot 5 has submitted plans but the ARC is awaiting the required building fees and deposit to begin the plan review.

Artificial turf: Ginny Miller

The Board has been approached by a number of homeowners about artificial turf. The reasons range from irrigation water cost savings to difficulty maintaining healthy natural turf in our rocky soil. In addition, hopefully, artificial turf front yards will save the HOA in mowing costs, if enough property owners switch to this product. Note: there will be no dues reduction given to homeowners who choose to use artificial turf in their front yards, but they may see a savings in their water costs.

Currently, the ARC standards do not allow for artificial turf in the front yard landscaping. However, since we received requests, we have looked at various types of artificial turf and have found a few that look like natural grass. We have identified a high-quality option and would like to propose a change to our ARC landscaping standard.

CURRENT WORDING: 7.2 Landscaping Materials: It is recommended that landscaping include lawn and other materials that have been found to grow well in this climate. A minimum of 40% of the area in the front yard shall be grass. Artificial grass and plant materials are not permitted. Large areas of rock, paving, or landscape materials are to be avoided.

PROPOSED CHANGE: 7.2 Landscaping Materials: it is recommended that landscaping include lawn and other materials that have been found to grow well in this climate. A minimum of 40% of the area in the front yard shall be grass. Artificial turf is allowed if it is a Board approved high quality turf product and professionally installed. To change from natural grass to an artificial turf product, a request must be made in writing to the Board of Directors for approval prior to installation. The Board reserves the right to request any unapproved artificial turf product be removed immediately. Artificial plant materials in the front yard are not permitted. Large areas of rock, paving, or landscape materials are to be avoided.

Comments from those in attendance about the length of the turf; the quality standards, and how those would be enforced. It was recommended that we require a very high quality of turf (current quality scale of 1-5, we would require #5 in quality). It was recommended that the length of the turf be between ¾" to 1.5" depending upon the homeowner's personal preference. Board would need to review the homeowner proposed turf sample before approval and installation. The ARC standard 7.2 changes will be worded to include these suggestions.

Ginny moved to approve a change to the ARC standard 7.2 Landscaping Materials as outlined above to include the additional wording re: quality and length. Toni seconded the motion. The motion was unanimously approved.

Landscape committee: (Leslie Burns, Bill Miller, Jimmy Bystrom)

The committee has been busy all summer responding to and investigating common area leaks as well as responding to several neighbors with similar issues. To date, the common areas have suffered serious issues at 4 different locations and smaller issues at a handful of other locations. We had a water pressure reducer installed for the line that runs along the east fence line in hopes of alleviating high pressure related problems such as blown heads and leaks due

to the high- water pressure. We have reduced the psi from 100 to about 48. That should definitely help!

Leslie finalized the 2024 landscape contract with Pedro. The main change to the 2024 landscape contract will be that Hungry Mountain Tree service will be doing most of the tree trimming starting after the first of the year. Pedro and crew will continue to do all the hedge trimming (which includes the Cyprus trees along the fence lines). Pedro's crew is just not experienced in how to properly trim a tree for its optimal health. Rather they have been topping trees quite drastically, which is counter- productive to how a tree grows, thus the committee made the decision to contract with Hungry Mountain Tree Service, in order to work on the overall health of our trees. This will result in a different look for the trees, but ultimately will make them healthier. Rather than wholesale topping, the trees will be hand trimmed to reduce feeders, suckers and thinned out to encourage proper growth.

Snow Plow Committee: (Cindy Conner)

Leslie finalized the snowplow contract with Pedro for the upcoming winter season. The snowplow committee consists of Cindy and Bob Conner at this time, others will be added to help. Cindy and Bob plan to meet with Pedro prior to the snow season and review where to store the plowed snow and work on contacting owners in advance for permission to store snow on their empty lot(s) in the event we get another barrage of snow. Temporary SNOW STORAGE AREA signs may appear to help guide the snowplow team. Snow berms will try to be kept to the middle of the roads and not in front of homeowner's driveways.

In addition to the roads and driveway berms, we plan to keep the area in front of the mailboxes clear of snow and ice to minimize falls and to keep large piles of snow away from both the front and back gates.

Road Maintenance: (Kathy Meyer, Leslie Burns, Bill Miller & Bill Seigle)

Leslie and Bill sought bids from 5 asphalt companies and received bids from 2 companies. The bids were reviewed and a recommendation was made to contract with Pavement Innovations, LLC out of Wenatchee. If the board accepts the recommendation, the three- part job will begin in the fall and be completed in the spring. Toni read the specifics of the road maintenance bids and work proposed.

The bid includes:

- Coming out in the fall and sealing all existing cracks to help the roads get through the winter without further damage (a total of 9,000 linear feet)
- Coming back out in the spring and filling any new cracks and/or re-filling any of the old cracks as needed
- Removing debris and weeds and cleaning areas as necessary
- Making up to 10 repairs (we identified 8 areas)
- Sealcoating all streets and parking lots
- Re-stripping the double yellow lines, the white bike lanes, handicap markings in the parking lots, parking stalls, stop sign lines and the "slow" marking on Village Drive (east side). We are not going to have him re-paint the crosswalks at the ends of the streets,

as it does not seem necessary and they end up getting chipped up and look unsightly after one winter season. He said he will lay the striping paint down thicker than usual in hopes of having it last longer than the last job did.

The cost of this road maintenance project is \$45,486 and will come out of our reserve account.

Sue Templeton moved to accept the road maintenance plan and approve the expenditure of \$45,486 to be paid from the Reserve Account. Cindy Conner seconded the motion. Motion carried unanimously.

Pool committee: (Ginny Miller, Ken Gross, Kathy Bendixsen, Michelle Barker)

The pool committee worked tirelessly to keep the pool open. Bob Conner, with Brook's assistance, worked above and beyond to keep the pool clean and healthy with an aging pool and failing equipment. Despite our best efforts, the chlorine levels would not stay at required health department levels and the Health Department inspector closed our pool prior to the 3-day Labor Day weekend. The Board would like to take this time to formally thank Bob Conner for his efforts; no one wanted to keep the pool open for the Labor Day weekend more than Bob!

Our pool equipment contractor has tried for months to get the pop-up pool jets working properly. In fact, their supplier sent them broken or faulty parts 3 times!!

The pool is 15 years old and is now in need of several major repairs. As Board pool liaison, Ginny Miller has had several meetings with pool consultants to review the pool and ask for their suggestions on how to keep our pool functioning and healthy for the future. Their findings were: that the pool's floor jets and skimmers have failed and the chlorine dispensing system is not working properly, in addition the pool appears to be sinking. We are hopeful that with the new pool house equipment and repairs inside the pool, such as getting the jets and skimmers working properly, we will be able to repair the pool for an extended period of time! There are several cracks in the pool decking area, as well. We will need to have those repaired. Ginny reported that she is still working with a few pool and pool deck contractors and will have a bid soon for this work. This work will be done in the Spring.

The new pool house equipment, specifically the chlorination system and other system repairs will be paid from the Reserve Account. Repairs to the pool deck will also be paid from the Reserve Account. Replacement and repairs to the pool floor jets and skimmers will be included in the 2024 pool budget.

The Health Department requires a way to call 9-1-1 at the pool, besides personal cell phone use. To that end, Local Tel will be installing a 9-1-1 button outside of the pool house. The button will be installed high enough to keep from anyone accidentally pressing it. We also need a new Life Ring. It will be purchased prior to the pool opening in 2024.

We will be draining the pool in the Spring to allow for some of these repairs and to thoroughly clean the pool from the algae build up, replace tiles and seal cracks, etc. The pool is sinking in

one corner causing some of these issues. We hope with these major repairs, we can continue to use our pool into the future without having to replace it entirely.

An HOA member asked about a special assessment for pool expenses. The Board's plan is to NOT ask for a special assessment. However, we will need to rebuild our Reserve Account and so the dues will need to be increased so that more dues money can be earmarked for the reserve account. The final 2024 budget work is underway and will be sent for your review and consideration in November, 2023.

One last item about the pool – we will be changing the pool hours to open at 8 a.m. and close at 9 p.m. We have been monitoring the pool use and very infrequently it is used after 9 p.m. So, out of respect for our neighbors who live next door and near the pool, we will revise the hours of use beginning with the 2024 season.

Old Business:

Security Cameras: Ginny Miller reported that we have installed security cameras that view both the front gate and the pool gate. These cameras have been put into place to document any cases of damage or vandalism. Only Board members will be able to access the recordings and will only access them should an incident arise that requires it. These cameras do not focus on people swimming in the pool. A photo of the areas the cameras are recording was passed around for those in attendance to review. No concerns were noted.

FRONT FENCE DAMAGE UPDATE: Ginny Miller reported that Eagle Fence has ordered the material to replace the damaged fence. We are hoping for an early Fall date for installation. As mentioned earlier, our insurance is paying 100% for the fence repairs. We will save a few sections of the existing fence for future repair projects.

New Business:

Open Board positions: Sue Templeton reported that there are two (2) VLC HOA Board positions expiring Dec 31, 2023. (expiring terms are held by Sue Templeton and Kathy Meyer). It was questioned and explained that people run to serve on the Board not for a particular position on the Board. Once new Board members have been selected, the Board will meet in early January to determine Board assignments.

Our Bylaws specifically exclude homeowners from serving on the Board who do not designate their Village at Lake Chelan home as their primary residence. That decreases the number of people who are eligible to serve on the Board.

The Board has reviewed our HOA Bylaws, the State of Washington RCW governing HOA's specific to who is eligible to be on the HOA Board of Directors, as well as the National HOA site. The current VLC Bylaws state:

ARTICLE 3. BOARD OF DIRECTORS: NUMBER, POWERS, MEETINGS

Article 3.2 The Board shall consist of three to seven directors; Article 3.5 (a) ...a term of two years

In addition, Article 3.1 specifically states “directors shall be Members or residents” and that “no Owner or resident representing the same Unit may serve on the Board at the same time.

Article 3.1, defines a “resident” as “any natural person 18 years of age or older whose principal residence is a Unit within the Properties” (definition: Natural person is someone other than an “entity” who may own/manage a Unit)

A review of the State of Washington RCW 64.90.410 Board members, officers and committees found that RCW 64.90.415 states “the Board must be comprised of at least three members, at least a majority of who must be unit owners.”

National HOA further states that an HOA may recruit Board members from OUTSIDE of the community should they need a certain skill set (i.e. lawyer, accountant) that they cannot find within their community. As long as the majority of the Board are Unit (community) homeowners.

From those respected resources, the Board can find no legal reason to exclude renters “whose principal residence is a Unit within the Properties” from serving on the VLC HOA Board of Directors.

Therefore, at this time the Board would like to open nominations to: ANYONE LIVING WITHIN THE COMMUNITY WHO DESIGNATES THEIR VILLAGE HOME THEIR PRINCIPAL RESIDENCE, INCLUDING RENTERS.

Nominations are now open for those willing and able to serve on the 2024-2025 Board. Once the nominees have been selected by the Nominations Committee, a ballot will be prepared and mailed to all voting members in November, 2023. Your prompt response to this vote is encouraged and appreciated. Nomination Committee Board chair is Toni House. Please let her know if you are able and willing to serve on our Board.

The Annual HOA meeting agenda was sent out to all homeowners in August. There were no emails to the Board asking for time nor to add a topic to the agenda.

Motion to adjourn the meeting was made by Toni House, seconded by Ginny Miller and carried unanimously.

Meeting Adjourned at 11:10 a.m.

Meeting was opened to Off Agenda Items

Concern was expressed about the amount of crabgrass growing in the common areas this year. Was it sprayed? If so, did it get sprayed correctly? Ginny reported that the crab grass spraying was included in the landscaping maintenance bids but she offered to check to be sure that this was done.

We will send out the information about irrigation blow out – who to call, etc. Homeowners need to make those arrangement themselves, but we will send out a reminder. This is usually done mid-October

when the irrigation water turns off or when the homeowner decides to turn off their sprinkler system. Pay attention to the weather and plan accordingly.,

One last request to those who are not already on the community Facebook page, please consider joining. Email the VillageHOA@hotmail.com to request an invitation to our Village private Facebook page. We have a majority of homeowners and renters already using the Facebook page. This private community page is a quick and efficient way for the Board and our major Village Committees to disseminate information. Duplication of every message is no longer efficient nor effective. Facebook will be the primary way we will communicate those messages that need to be done quickly, i.e. snowplow timing, road and landscaping maintenance messages, pool closures, etc. The Board will send large group emails when appropriate.

One last THANK YOU! To all the Villagers who so generously donated to the pool furniture fund. The response to the “ask” was overwhelming and so greatly appreciated!!

Next Board Meeting Date: proposed - Dec 9, 2023 - 10 a.m. Location TBD– we will firm up the date and location and send it out a month prior to the meeting. Agenda will be published about two weeks prior to the meeting,

Respectfully submitted,

Susan J. Templeton

Susan J. Templeton, Secretary
Village Lake Chelan HOA Board