

Village at Lake Chelan  
**HOA Board Meeting Minutes**

December 2, 2023

10:00 a.m.

**Manson Parks & Rec Meeting room**

Board members present: Kathy Meyer, Ginny Miller, Cindy Conner, Toni House, Susan Templeton

The meeting was called to order at 10 a.m.

Minutes from September 9, 2023 meeting have already been tentatively approved, posted and emailed to all Homeowners. It was moved and seconded to formally approve the minutes from the September 9<sup>th</sup> meeting without any corrections. Motion carried without dissent.

The Board welcomes any new Village residents in attendance to the Village at Lake Chelan

**Board Reports**

**President: Kathy Myer**

**Vice President: Cindy Conner** (see snow plow committee report below)

**Secretary: Sue Templeton:** if you have not already done so, please request an invitation to join the Village at Lake Chelan community Facebook page. This is the way the Board will be communicating all things snow related: i.e. road and snow removal schedules, this winter. Requests for a community Facebook page invitation should be sent to VillageHOA@hotmail.com email. No HOA Village group emails will be sent about snow related issues.

**Treasurer: Toni House** The 2023 financial reports have been placed on the HOA Website. If you've had a chance to look them over, you will see we have overspent on some line items and should underspend on others. I have added notes to the Profit & Loss Budget Performance sheet on some of the issues. Some additional details:

- a. Go Daddy hosts our website. This cost is paid every 3 years and therefore, missed when budget planning occurred for 2023.
- b. As mentioned in a previous meeting, the 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.
- c. We closed the Operating Savings Account, which held \$5,198.17, and will apply these funds to the pool line item deficit.
- d. The Pavement Repair cost of \$20,000.00 was paid through a transfer from the Reserve Account.

We have 5 Homeowner accounts carrying a past due amount. These are being addressed.

The volunteer committee working on the in-house audits is currently reviewing records and asking questions of the Bookkeeper/Treasurers. Once the process is complete, you will receive written results from the committee.

**Member at Large: Ginny Miller** (see reports under Committee Reports)

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

Contact via email to [VillageHOA@hotmail.com](mailto:VillageHOA@hotmail.com) if you would like to volunteer for any of our standing committees. *Our Volunteers save us all money!*

ARC committee: Board Liaison: Ginny Miller Committee members: Cliff House, Sherry Oschner, Harold Gelwicks

REPORT: There are 4 homes in the Village under various stages of construction

Landscape committee: A HUGE VILLAGE THANK YOU TO LESLIE BURNS!

Board Liaison: Ginny Miller Committee members: Bill Miller

REPORT: The committee is looking for more volunteers. We had two fulltime volunteers in 2023 and now we are down to one. If we cannot get volunteers, the cost to do the work the volunteers have been doing will need to be done by the landscaping services and will impact our Village budget funds.

Pool committee: Board Liaison: Ginny Miller Committee members: Bob Conner, Ken Gross

REPORT: Pool committee is looking for volunteers, as well. Please let the board know if you would like to be on the pool committee for the 2024 pool season, we need a few volunteers to manage the pool for next season.

Work update: In early spring 2024, the pool will be drained and scrubbed and the interior lights will be fixed. The equipment to run and filter the pool will be repaired, the pool deck will be sealed, and the crack in the pool bottom will be repaired by Northwest Precision Concrete.

Snowplow committee: Board Liaison: Cindy Conner Snow plow committee member: Bob Conner, additional volunteers would be greatly appreciated!

REPORT: The snowplow committee is looking for one more volunteer to assist with snow plow call outs.

Snow Removal Criteria: If snow exceeds three inches, and/or temperatures remain below freezing, the snowplow will be called to clear the streets. Remember the Village is not Pedro's only account so there will be a delay from when we call to when the plow arrives. Please be patient. Watch our community Facebook page for snowplow schedules and updates! As soon as we have an ETA – it will be posted. No need to email the Board to find out if the plow was called and/or when it will arrive– trust your snowplow committee to do their job, please!

You should have already staked your curb and front/side grass lines to guide the snow plow driver around your property lines. You can get stakes from the hardware store, Walmart, and of course, off of Amazon 😊

Driveway berms are unavoidable. Many neighbors help each other clear the berms, if you need assistance shoveling your walks, driveways or berms, ask a neighbor or call Pedro and make arrangements with his crew (note: this would be at individual homeowner's expense)

On Thursday mornings, make sure Zippy Disposal has access to your garbage can(s). Place can(s) in front of any accumulated snow berms.

Be safe out there. We are a Village, helping Villagers!

Road maintenance committee: Board Liaison: Ginny Miller Committee members: Bill Miller and Steve Templeton

REPORT: Roads cracks were sealed in October; remainder of road work will resume in the spring.

PLEASE NOTE: Watch for emails and Facebook posts giving sufficient notice to everyone to remove vehicles from common parking lots in order for the paving and sealing roadwork to be done. In October, we were unable to give advance notice and several cracks in the common parking lots were not able to be sealed. Our goal is to give plenty of notice this Spring to avoid this problem. CARS WILL BE TOWED AT OWNER'S EXPENSE THE DAY BEFORE THE ROADWORK BEGINS!

### Old Business:

Artificial turf vs artificial grass: Turf is used to describe sports grass which is shorter and is made in a singular color. Artificial grass is the correct term for artificial landscape grass. It has color variations that make it look more like real grass. It also is made to move to mimic real grass. The Board is proposing a change to the ARC standard 7.2 suggested at the September meeting to replace the word "turf" with "grass".

### 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 is allowed as long as it is a Board approved high quality turf product and is professionally installed. Turf must be between ¾" to 1.5" in height. To change from natural grass to an artificial turf product, a

request must be made in writing to the HOA 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 yards 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~~ grass is allowed as long as it is a Board approved high quality ~~turf~~ artificial grass product and professionally installed. ~~Turf~~ Grass must be between ¾" to 1.5" in height. To change from natural grass to an artificial ~~turf~~ grass 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~~ grass 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.

**MOTION: Ginny Miller moved to approve the proposed wording change to the ARC standard Section 7.2 as presented. Cindy Conner seconded the motion. Motion carried unanimously.**

#### **New Business:**

Results of the 2024 Board elections – Two Board positions for the 2-year term 2024 and 2025 needed to be filled. Both candidates on the ballot have been elected for the 2024-2025 term and will begin serving on January 1, 2024 through December 31, 2025. Thank you to Sue Templeton and Chris Cruz for volunteering to serve our community as Board members.

Results of the 2024 budget ballot - We received 76 ballots by the due date, which was November 15, 2023. The 2024 Budget has been approved with dues increase of \$15.00 per month. **Dues will now be \$130.00/month beginning January 1, 2024. To avoid late fees, if you have automatic payments scheduled, please remember to adjust those payments in a timely manner. If you pay annually, the new annual amount will be \$1560**

The HOA Secretary will post a notice on Facebook and send out an email with this information separate from these minutes.

#### **THANK YOU TO KATHY MEYER FOR HER SERVICE TO THE VLC HOA BOARD TERM 2022-2023**

Ginny Miller moved to adjourned the Board meeting at 11:03 a.m. Toni House seconded the motion. Motion carried without dissent.

**Next Meeting Date: TBD MARCH ?, 2024 HOA Board meeting**

Respectfully submitted,

*Susan J. Templeton, Secretary*

Village at Lake Chelan HOA Board of Directors