

Village at Lake Chelan
Board Meeting Minutes

March 9, 2024

9:00 am

Manson Parks and Recreation Meeting Room

The meeting of the Village Lake Chelan HOA Board was called to order by President, Cindy Conner at 9 a.m.

Those in attendance: Cindy Conner, Ginny Miller, Susan Templeton, Toni House and Christopher Cruz.

Minutes from December 2, 2023 are posted on the website and sent out to all homeowners prior to the meeting.

It was moved and seconded to approve the December 2, 2023 meeting minutes as posted without changes. Motion carried unanimously.

Board Reports

President: Cindy Conner – nothing to report

Vice President: Ginny Miller – nothing to report

Secretary: Sue Templeton – nothing to report

Treasurer: Toni House

1. The Profit & Loss Performance and Trial Balance Reports were placed on the HOA Website for everyone's review.
2. Homeowner accounts are being managed and for the most part, kept current. We will be starting the process of filing a lien against 1 homeowner if that account is not brought current by March 18. We also have several homeowners that have not adjusted their monthly payment, due to the dues increase of \$15.00 per month. Please note, any accounts with a balance will be charged a late fee of \$20.00 per month until the account is brought current. As written in the HOA Rules and Regulations:

10.1.2. Any payments made to the Association will be credited in the following order: 1) late charges 2) fines 3) fees 4) assessments.

This means when your dues payment is received, late fees will be paid off first, which will leave your monthly dues payment short, thus requiring another late fee to be assessed.

3. Our 2023 HOA taxes have been completed by our Bookkeeper, Cindy Smith.
4. We transferred \$50,000.00, on February 22, 2024, to our Reserve Account in accordance with our approved 2024 Budget, bringing our Reserve balance to \$189,531.67. Subtracted from this account this year will be the cost of the roads, pool repair and any other work deemed necessary.
5. The final invoice for replacing the equipment in the pool house came to \$3,288 more than budgeted. This was due to the plumbing fittings and, after beginning the work, the contractor

determined that a new flow meter was needed, and the control valves would need to be replaced due to age and wear and tear.

6. Our 2024 Budget shows a transfer from the Reserve account in the amount of \$30,914.00 to cover the costs of road and pool repair. At this point, that has increased to \$34,202.00 due to the increase in pool repairs. That number may change as I mentioned earlier.
7. The financial audit for 2023 is nearing completion. Once done, the Financial Verification & Analysis will be placed on the HOA Website.
8. Due to the increase in the ARC workload, Christopher Cruz, Member at Large, has agreed to assist Ginny Miller with the Board liaison role to the ARC and will manage the ARC requests coming from existing homeowners. Ginny Miller will continue to work with the ARC on new builds. Chris will not continue his training as HOA Board Treasurer at this time.

Member at Large: Christopher Cruz – nothing to report

Committee Reports

Architectural committee: (Ginny Miller, Cliff House, Sherry Ochsner, Harold Gelwicks) As mentioned under the Treasurer's report, Chris Cruz will assist the ARC with requests from existing homeowners.

There are currently 4 new home builds in the Village. All in various stages of completion. No issues or concerns at this time.

The Board asked for information on how the drainage on Lot 54 was resolved. Ginny will ask the owner/builder for an inspection of how they corrected the drainage.

The Board asked Ginny to notify the owner of Lot 35 with regard to the completion process and paperwork required by the HOA once homes are complete and begin to be occupied.

Road Maintenance: (Ginny Miller, Bill Miller, Steve Templeton) Road cracks were sealed late Fall. Some re-cracking has happened over the winter and will be repaired this Spring when the big road project begins. The major road maintenance project will begin within the next two months. We have asked the road company to let us know the timing of each phase with plenty of time to allow the Board to get the dates out to the homeowners. Residents of the Village will be asked to keep cars off the roads and out of the common parking lots while the work is being done. Dates and location phases will be announced on the community Facebook page, as well as through global e-mails. Please watch for these announcements. It will be imperative that the roads and parking areas be clear of any and all vehicles. Vehicles in the way of the road maintenance work will be towed at owner's expense.

Parking Placards will be issued to all residents of the Village. Several times during the last couple of years, there have been parked vehicles where the Board, for various reasons, has had to locate the owners. In order to address this issue, each lot will receive two parking placards. Guest and resident vehicles parked in the common parking lots will be required to prominently display the parking placard. This is being done for a variety of reasons from security to emergency situations and if someone needs to contact an owner due to an accident or theft.

Should a resident have several guests requiring more than two vehicles to park in the common areas, then we would ask that you put a sheet of paper on the dashboard identifying the Lot # of the Village resident. These will be issued at the same time new pool cards are issued (see pool report for that information). Note: Vehicles left in common parking areas without a parking placard identification may be subject to tow at owner's expense.

As always, long term parking on common areas is not allowed without prior HOA Board approval.

3.3.1. Owners may use the guest parking areas for daily driven vehicles if not needed for guest parking. Long-term parking is not allowed without Board approval; however, preference will be given to property owners with short driveways and/or health issues.

3.3.2 The large, west end parking area is the PREFERRED parking area for all non-daily driven vehicles.

Landscaping Committee: (Ginny Miller, Bill Miller) Still need volunteers for this committee. Contact Bill Miller if you are willing to assist him with the common area landscaping projects. Thatching and Aerating will start in the common areas towards the end of March. Pedro has been scheduled to turn irrigation water on to the common areas at the end of March. Jeff Fields will do the backflow testing of the common areas in early April. The erosion in the common area on upper Village Drive (above the common parking lot) will be addressed this Spring. The Board is researching the type of ground cover needed and will get bids for the project from local landscaping contractors.

Two trees in the common area behind Lot 41 are, once again, becoming overgrown for the area. It was decided to remove these two trees instead of continually paying to have them topped.

Pool Committee: Ginny Miller reported that all the pool equipment has been replaced. We are waiting for more consistently warmer weather to uncover and drain the pool and begin the process of deep cleaning the interior and sealing any cracks inside the pool. The pool deck will also be pressured washed and cleaned and cracks sealed. We have transitioned to saltwater for the pool. It is healthier for the skin and for the environment. In addition, it is less expensive to maintain a saltwater system. The unused chlorine tablet and supplies will be donated; although more and more local pools are transitioning to saltwater. You may see a Village at Lake Chelan post on Chelan Valley Strong Facebook page asking if anyone in the area is in need of pool chlorine.

Christopher Cruz will contact the high school to inquire about students that may be needing community service hours and could help with cleaning the interior of the pool.

Unfortunately, there will be no dog swim before the pool is drained. It was decided that there are just too many old chemicals in the water that has been sitting in the pool all winter long. Puppies will have to swim in the lake :(

The Pool Committee will be re-issuing each Lot # a new pool card, one per lot. The current cards were not set up to be easily de-activated should they be lost or when residents move out of the Village. ALL existing pool cards will be de-activated as one large grouping. New cards will be issued beginning Saturday, May 18th and again over Memorial Day weekend when the pool officially will open. The pool committee will set up a table at the pool to distribute them, as well as distribute the 2 parking placards for each lot. Anyone unable to get to the pool those two weekends will need to contact the HOA Board via email to set up a time to meet someone from the pool committee to get their new pool card and parking placards.

Shade umbrellas at that pool have become a hazard and a safety concern. Currently, the majority of the shade umbrellas are broken due to wind damage and/or misuse. The HOA Board looks to provide amenities for an enjoyable summer pool season but has limited resource to continually maintain broken equipment. After considerable discussion, the HOA Board decided to NOT replace the shade umbrellas. We will leave the five shade umbrella stands at the pool in strategic locations. Therefore, residents may bring their own shade umbrella to the pool to use during their stay at the pool. The Board will ask that you take the shade umbrella home when leaving the pool area. **No shade umbrellas should be left at the pool overnight.** Shade umbrellas get blown over, broken, and otherwise become a safety concern for everyone. In addition, broken umbrellas seem to get left at the pool and then the HOA has to use our limited funds to take them to the dump.

THE POOL MOTTO THIS SEASON IS: **PACK IT IN – PACK IT OUT.** This also applies to sunscreen, uneaten food, toys etc.

There will be a garbage can on the pool deck this summer. This can is for pool debris garbage and is NOT for bags of household garbage, nor is it to be used as your personal overflow can. If you don't have garbage service at your Village home, please take your household garbage to the dump when you leave town.

It is our community pool. We all pay for the privilege to have a pool, restrooms, showers, and poolside furniture. We have the obligation to respect the facilities and equipment and ask our guests to do the same.

One last reminder: last meeting we changed the pool hours. The pool will open at 8 a.m. and close at 9 p.m. As stated at the last meeting, the pool rarely is used after 9 p.m., so out of consideration for those who live near the pool, we made the decision to change the hours to be more consistent with patterns of use.

Snow Plow Committee: (Cindy Conner, Bob Conner)

Luckily, we had a mild winter, from the snowfall perspective. Pedro's crew was getting used to their new equipment and left a few large snowballs around the Village. Those were able to be easily moved out of the way for drivers by the snowplow committee. All in all, the snowplow

expense is under budget at this point in time. The HOA Board extends a thank you to Bill Miller and Bob Conner who cleared snow and applied ice-melt in front of the mailboxes following each snowfall.

Old Business: None

New Business:

No new business items were presented to the Board.

Meeting Adjourned at 10:30 a.m.

Next Board Meeting Date: June 15, 2024 - 10 a.m. Location VLC Pool deck

Respectfully submitted,

Susan J. Templeton

Susan J. Templeton, Secretary

Village at Lake Chelan HOA Board