

Village at Lake Chelan
Board Meeting AGENDA
June 15, 2024
8 a.m.
VLC Pool DECK

The meeting was called to order at 0800 by Cindy Connor, President.
Board members present: Cindy Connor, Ginny Miller, Toni House, Susan Templeton
Excused: Christopher Cruz

CONSENT AGENDA

Minutes from MARCH 9th meeting were approved by consent and have been posted on the website and sent out to all homeowners prior to the meeting. There were no requests for edits or changes. Toni House moved to accept the minutes as posted; Ginny Miller seconded the motion. Motion carried unanimously.

New neighbors were welcomed to the Village!

Board Reports:

President: Cindy Connor (no report)

Vice President: Ginny Miller (see committee reports below)

Secretary: Sue Templeton (no report)

Treasurer: Toni House

1. Most property owners are current on paying their dues. We have two property owners that are two months behind, and we will begin the lien process if they are not brought current by July 10.
2. Our CAU package insurance and Umbrella policy, effective August 15, 2024, has increased in cost by approximately \$700.00 for the upcoming year.
3. As you all know, we have done major work on our pool and pool deck this year. At completion, the pool deck ended up costing \$22,005.20. This is \$8,000.00 over budget. Replacing the pool equipment ended up costing a total of \$16,388.49. The deposit of \$7,100 for this project hit our books in 2023. The balance of \$9,288.49 came from the 2024 budget. This came in \$2,200.49 over budget. That is a total overage of \$10,200.49 which is being transferred from the Reserve Account.

This overage is due to the fact that the non-binding bids were received in August, 2023 and the subsequent increase in prices for materials and labor for 2024 were significant.

4. Because of the increase in costs to the Association, it is recommended that when providing new pool cards the cost be increased to \$25. Besides paying for the actual card, when a card needs to be replaced, it is necessary to go through the process of activating a new card as well as deactivating the old.

MOTION: Ginny Miller moved to increase the cost for replacement pool cards to \$25 (from \$20) due to an increase in the price of the cards. Canny Connor seconded the motion. Motion carried unanimously.

5. It has been proposed that key replacement for mailboxes be increased to \$25.00 as well. Question was raised as to why individual homeowners couldn't simply make their own replacement mailbox keys. Ginny said that the Board is reluctant to give individual homeowners/renters the only master key for fear it wouldn't be returned and /or lost. There is already one mailbox where the master key is missing. It was suggested that homeowners make their own duplicate mailbox key in case their current key is lost or misplaced. Homeowners/renters who move out of the Village should be leaving their pool cards and mailbox keys for the next resident. This is not always happening, hence the need for replacements.

Note: There have been some issues with duplicated mailbox keys not working so be sure that you try new keys immediately after getting them made.

MOTION: Ginny Miller moved to increase the cost for replacement mailbox cards to \$25 (from \$15) due to an increase in the price of the keys and travel needed to accomplish the task. Sue Templeton seconded the motion. Motion carried unanimously.

6. The Board was asked to review the procedures followed by the Board, relative to late payments (including fines, assessments and dues).
 - a. Dues are to be paid on or before the 1st of each month. After 10 days, any VLCHOA member that is delinquent in paying all outstanding assessments, in full, will be assessed a charge of \$20.00 per month on the outstanding balance due. This charge will be assessed each month that the owner is delinquent. Privileges to Association facilities and services are suspended until the account is brought current. (Ref VLCHOA Declaration of Covenants, Conditions and Restrictions for the Village at Lake Chelan Article 8.4, 9.6(a) and (d)). Where VLCHOA governing documents are silent relative to this policy, reference is made to Washington State RCW 64.38.020 regarding the imposing and collecting of payments, fees, or charges.
 - b. After ninety (90) days delinquent, the VLCHOA Board has the authority to request an attorney to file a lien with the County of Chelan, on the subject property in the Village at Lake Chelan to protect the Association's interest in the outstanding balance due. All legal fees associated with delinquent accounts will become part of the outstanding balance due. Such lien, when delinquent, may be enforced by suit, judgment and judicial or nonjudicial foreclosure (Article 9 of the Covenants, Conditions and Restrictions for the Village at Lake Chelan).
 - c. As a reminder, according to the Rules & Regulations:
Article 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.

Member at Large: Chris Cruz (not present, no report given in advance)

Committee Reports

ARC committee: (Ginny Miller, Cliff House, Sherry Ochsner, Harold Gelwicks)

Two homes currently under construction are in the final stages of completion.

A number of homes received advisory, no fine, emails for their properties not being up to community ARC standards per our governing documents. Several have responded and have already completed the requested work; others are in progress of obtaining painting bids.

Landscape committee: (Ginny Miller, Bill Miller)

The common area grass has been sprayed for clover and crabgrass weed control. The Board was advised to keep pets and children off of the sprayed grassy areas until the end of June. However, several homeowners have advised the Board that Pedro told them once the sprayed grass was dry it was safe for pets. The Board still advises that small children not be allowed on the sprayed grass and that pets' paws be cleaned so as to avoid inadvertent poisoning from the weed treatment chemicals.

In accordance with our governing documents (listed below), **homeowners are asked to treat their lawns for clover, crabgrass, and other noxious weeds. These weeds transfer during mowing as well as simply being airborne. Your neighbors would appreciate your compliance with this rule to keep everyone's yards healthy and green.**

2.2 Landscape

2.2.1. All landscaping shall be kept mowed, trimmed, fertilized, watered and well maintained at all times. No compost piles will be permitted. Yards must be kept free of weeds and any other noxious plants that tend to spread by root or seed and sprayed as needed to control pests and diseases. Owners shall remove all dead or diseased plants and bushes and replace them with healthy new plants and bushes in a period not to exceed thirty (30) days from the date of removal, or as soon as practicable in accordance with the planting season.

2.2.2 Any Lawn or property not maintained by Owner may be cared for by the Association and/or professional yard maintenance service. The cost of such services will be assessed to the Owner in accordance with the Declaration.

Road Maintenance: (Ginny Miller, Bill Miller, Steve Templeton)

The road work has been completed. The roads within the Village at Lake Chelan look great! A very special thank you to Steve Templeton, Bill Miller, Ken Gross and Paris Bendixsen who were our road maintenance project team, gate keepers, and traffic controllers during the 4-day project. A special thank you to Michelle Barker, Jimmy Bystrom, and Chris Cruz for keeping our Village Volunteer road

project team hydrated during those very hot days. Thank you, as well, to all the Village at Lake Chelan residents for their cooperation and understanding as we moved vehicles around the Village to accomplish this major road patching and re-paving project.

Pool committee: (Ginny Miller, Bob Conner, Dean Cooper)

Our pool is open and is working great and looks wonderful. The pool deck is not slippery, as long as there is no sunscreen spills and sunscreen over-spray on it. The HOA Board sent an email to all VLC residents regarding pool rules and the need to control access, pick up garbage, secure umbrellas and respect the overall pool environment. If you have not read that email, please look for it and read it. Make sure that your summer guests also understand the pool use rules. New pool hours are 8 a.m. – 9 p.m.

Thank you to several Villagers who donated to purchase the new umbrellas for the pool deck.

Cindy Connor added that sunscreen, when spilled onto the chairs, gets sun-baked and it is very difficult, sometimes impossible, to clean off. If you notice that your sunscreen lotion spills onto a chair please wipe it off completely, and as soon as possible, before the sun bakes it on.

Old Business:

Umbrella decision from special meeting held May 4th. Homeowners' contributed to a fund to purchase new pool umbrellas, instead of the "bring your own umbrella" proposed by the Board at their March meeting. The agreement was that the HOA Board will budget for pool umbrella replacements moving forward. The agreement to continue to spend HOA dollars for pool umbrella replacement is contingent upon responsible use and care of the pool umbrellas by residents and guests. It is NOT the Board's intention to replace ALL pool umbrellas every year.

At the special meeting, Ken Gross offered to be the "pool umbrella" lead and at this meeting he reported that, so far, responsible use is evident. All umbrellas have been secured after use, except for one evening the first week of June, when several were found closed but not firmly secured.

PARKING PLACARDS: Sue Templeton proposed new wording be added to the Parking Rules and Regulations to address parking placard use.

Proposed addition to Parking Rules:

3.3.4. Any vehicles parked in overflow (AKA guest/common) parking lots MUST display a parking placard at all times identifying the Village Lot # associated with the vehicle. Any vehicle parked longer than 4 hours without a displayed VLC Lot # may be subject to tow at owner's expense.

It was noted that the mailbox parking lot is primarily the one that seems to be mis-used. It was suggested that a new sign be purchased that will read "Mailbox parking lot is for mail pick up/drop off only. Parking limited to 10 minutes. Violators will be towed."

The reason for this is that residents pick up mail 7 days/week. Cars and trucks parked for extended periods of time in that lot restrict access to the mailboxes and have inhibited mail delivery in the recent past.

It is always recommended that residents use their personal driveways as their primary parking place, leaving the common parking lots for guests.

New Business:

Board vacancies – 3 in 2025. If interested in volunteering for the VLC HOA board, please email your interest and a short resume to VillageHOA@hotmail.com

Comments from homeowner's present:

- 2025 budget should include an increase and/or special assessments for:
- Repair/replace old irrigation in the common areas. It is failing in several places
- Pool tile and ongoing plaster repairs to the bottom and sides of the pool
- Landscaping services so that we don't have to continue to rely on the few Village volunteers who graciously step in to fill the unbudgeted needs. It is appreciated but should not be expected.

The consensus of those homeowner's present at this Board meeting is that "we live in a beautifully maintained Village of homes with wonderful amenities and we should be willing to pay dues and/or special assessments to keep the maintenance standards high."

Cindy Connor moved to adjourn the formal HOA board meeting and continue discussions off record. Meeting adjourned at 8:50 a.m.

Respectfully submitted,

Susan J. Templeton, Secretary
Village at Lake Chelan HOA Board of Directors