

Village at Lake Chelan  
Board Meeting AGENDA  
September 21, 2024  
VLC Pool DECK

The meeting was called to order at 10 am. by Cindy Connor, President.

Board members present: Cindy Connor, Ginny Miller, Toni House, Susan Templeton and Christopher Cruz

CONSENT AGENDA

Minutes from June 15, 2024 Board meeting and the August 10, 2024 special meeting were approved by consent and have been posted onto the VLC HOA website, as well as having been sent out to all homeowners prior to the meeting. There were no requests for edits or changes. Ginny Miller moved to accept the minutes as posted; Toni House seconded the motion. Motion carried unanimously.

**Board Reports:**

President: Cindy Connor (no report)

Vice President: Ginny Miller (see committee reports below)

Secretary: Sue Templeton: There are four candidates for the 2025 HOA Board. We have received bios from all of them. Thank you to Barbara Sovde, Danielly Davidson, Kelsey Zalewski, and Lee Parker for stepping forward to run for the four open Board positions.

The Board would like to take this moment to thank ALL of the Village volunteers for making this year a success. We have accomplished a lot of special projects. The Pool, the Streets, and several landscaping projects have all been done thanks to the efforts of several people helping the Board! It does take an involved community to keep the village maintained, safe, and looking beautiful. Kudos to everyone!

Treasurer: Toni House

Treasurer Report:

- The Profit & Loss Performance and Trial Balance Reports were placed on the HOA Website for everyone's review. If you have 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. A few of the overages are:
  1. Our Property and D&O insurance is paid in one payment instead of monthly installments. In August, we paid for the 2024-2025 year. The price has increased by \$700.00 for the year. That is less than last year's increase by \$243.00. This puts us \$356.00 over budget.
  2. Common Area Landscaping: We are over budget on this line item, but it will be offset by the Landscape Improvements and Maintenance Contingency line items.

3. Pavement Repair: Because we were unable to get a bid by our budget timeline, this line item came in over the budgeted amount by \$3,929.81. \$27,696.00 was transferred from the Reserve account to cover this expense. The remaining \$59.81 overage represents small expenses from the hardware store.
4. Pool Electrical Repair: This is the replacement of the equipment in the pool house. \$9,288.49 was transferred from the Reserve account to cover this cost. The remaining \$94.44 was a Kidoodle charge.
5. Pool Operations: We transferred \$7,317.00 from the Reserve account to cover part of these costs. Because we put \$8,000.00 into the 2024 Budget for sealing the deck, we will not have to transfer all the remaining costs of \$14,688.20 from the Reserve Account for pool deck/concrete repairs. Instead, we are waiting until the end of the season and are calculating the remaining transfer need. We can also offset this overage with the Landscape Improvements and Maintenance Contingency line items if some remain after offsetting the Common Area Landscaping Line item. My hope is that we will not need to transfer more than \$4,000.00 out of the Reserve account.
6. Homeowner accounts are being managed and for the most part, kept current. We have four property owners in arrears. Representatives from the HOA Board met with an attorney to determine our next course of action regarding the lack of payment.
7. As previously mentioned, we transferred \$50,000.00 in February, from our Operating account to our Reserve account, in accordance with our 2024 Budget.
8. We currently have \$155,549.59 in our reserve account. Each year we set aside funds to meet future costs and financial obligations.

Member at Large: Chris Cruz (no report)

Committee Reports:

ARC committee: (Ginny Miller, Cliff House, Sherry Ochsner, Harold Gelwicks) Four new homes have been completed. At this time, the ARC has had no plans submitted for any additional builds.

Landscape committee: (Ginny Miller, Bill Miller)

As the late Fall weather is continuing to be good and the grass continues to grow, we anticipate that the last mowing will be towards the end of October. Overgrown trees and shrubs pruning may be deferred until early 2025. Pedro will be reminded to have his crew pick up the trimmed branches and debris as they prune and trim.

Discussion of the 2025 contract ensued. Pedro was awarded the 2025 contract without an increase. Ginny reported that the Landscaping Committee decided NOT to use a separate tree trimming service next year. Pedro has been very consistent and responsive to our needs and concerns.

Pool: A big thank you to all the pool volunteers who kept the pool beautiful this season. The pool furniture survived another season and the new umbrellas were managed by the self-appointed Pool Umbrella Squad. The Pool Committee was able to keep the pool open through this weekend. Hennigan's will be putting the pool into off-season mode on Tuesday, September 24.

Pool furniture will be stored away at the end of this meeting. Anyone who can stay after the meeting to help would be greatly appreciated!

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

The roads continue to look great! We will continue to double check them for cracks in the sealant and continue to do routine maintenance as needed.

New Business:

The nominees for the four open Board positions are:

Danielly Davidson

Lee Parker

Barbara Sovde

Kelsey Zalewski

The ballot mailing will include the Board ballot and the candidate bios, as well as, the proposed 2025 budget that needs homeowner's review and formal approval.

We will mail out the information with the ballots and will include a return stamped envelope by November 1, 2024. You will be asked to return your completed ballots by November 22<sup>nd</sup>.

Items for discussion from the attendees:

Discussion of common area maintenance and individual homeowner's willingness to maintain any common areas that are adjacent to their property lines. Maintenance of said common areas does not mean that they become part of their legal property. It does help with the landscaping budget, however, and is appreciated.

Snow Plow Committee: Ginny Miller and Sarah Cushing will take on the 2024/2025 snow plow committee duties. THANK YOU!

Sarah did point out that snow berms are unavoidable as plows clear the streets of snow. Any berms left at the end of individual driveways are expected to be handled by each homeowner. (editorial note: please do not shovel the berm snow back into the street).

Dog Park: a HUGE thank you to Kelsey Z for assuming the role of Paw Poop Patrol! Kelsey thanked everyone who is also picking up "forgotten" piles of poop around the Village and in the dog park.

All things considered, we have a great group of volunteers and homeowners who keep the Village at Lake Chelan a top-notch community.

There being no further business to discuss, Cindy Connor adjourned the annual VLC HOA board meeting at 10:45 a.m.

Next Board of Directors meeting will be held Dec 14th 10 a.m. Manson Parks meeting room.

Respectfully submitted,

*Susan J. Templeton*

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