

Village at Lake Chelan
HOA Board Meeting
December 14, 2024
Manson Parks Meeting
Room

The meeting was called to order at 9 a.m. by Cindy Connor, President.
Board members present: Cindy Connor, Ginny Miller, Toni House, Susan Templeton and Christopher Cruz

CONSENT AGENDA

The minutes from the September 21, 2024 Board 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. Cindy Connor moved to accept the minutes as posted; Ginny Miller seconded the motion. Motion carried unanimously.

Board Reports:

President: Cindy Connor (no report)

Vice President: Ginny Miller (see committee reports below)

Secretary: Sue Templeton: (no report)

Treasurer: Toni House

1. The financial reports have been placed on the HOA Website. If you have 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. As mentioned at our September meeting, our Property and D&O insurance is paid in one payment instead of monthly installments. In August of this year, we paid for the 2024-2025 term. Our policy increase ended up being \$656.00 over budget. Unfortunately, we do not receive our costs until July, so are unable to budget accurately for this line item.

b. Common Area Landscaping: We are over budget on this line item by \$6,484.55. This deficit will be offset by the Landscape Improvements and Maintenance Contingency line items.

- c. The Pavement Repair and Pool Electrical Repair line item deficits were discussed at our September meeting.
- d. The Pool Operations line item has a \$8,870.46 deficit. We will not be transferring additional funds from the Reserve Account since we have underspent on other Budget line items.
- e. We have 5 Homeowner accounts carrying a past due amount. These are being addressed.
- f. Of the homeowner accounts that are past due, we have three accounts that have been problematic for several years, and we are working with our attorney relative to options. The attorney has suggested that the Board take specific action, which requires policy updates to our Rules & Regulations. The retiring Board has decided to pass these decisions and possible CC&R revisions onto the new Board, since they will be the ones dealing with these sorts of issues over the next two years. The attorney is aware and will await any further action pending further conversations with the new Board members.

Member at Large: Chris Cruz (no report)

Committee Reports:

ARC committee: (Ginny Miller, Cliff House, Sherry Ochsner, Harold Gelwicks) The ARC has no new builds pending. One home is still needing one final sign off before return of the \$1500 deposit to the previous owner. The 2025 Board will be given the paperwork and the item pending sign off.

Landscape committee: (Ginny Miller, Bill Miller)

Pedro's contract has been renewed for 2025. Overgrown trees and shrubs pruning was deferred until early 2025. Pedro will be reminded to have his crew pick up the trimmed branches and debris as they prune and trim.

Pool: The pool was covered and put into off-season mode on September 24. Benny's Spa & Pool, LLC is under contract for 2025. Housekeeping is also under contract for 2025 through Zamudio's. Hennigan's will continue to service the mechanical needs of the pool.

Road Maintenance and Parking Lots: (Ginny Miller, Bill Miller, Steve Templeton)

The roads continue to look great after the refresh of the pavement and striping! There currently are no road maintenance needs at this time. Parking Lots are also in good shape and currently are in need of no maintenance.

Snowplow Committee: (Ginny Miller, Sarah Cushing) Pedro is under contract for 2024-2025 snow removal for the Village streets. Any homeowner wanting snow removal from their driveways, can contact Pedro directly. The cost is \$35 for each individual snow removal event, payable by homeowner.

New Business:

Voting Results: We received 70 ballots by the due date, which was November 22, 2024. The 2025 Budget has been approved with no increase in dues for the coming year. Dues will remain at \$130.00 per month for the next year.

All four candidates have been elected for the 2025 term and will begin serving on January 1, 2025. Three members will serve a 2-year term, and two members will serve on a 1-year term.

Thank you to Barbara Sovde, Danielly Davidson, Kelsey Zalewski, and Lee Parker, as well as returning Board member, Chris Cruz, for volunteering to serve our community as HOA Board members.

Chris Cruz, on behalf of the New Board, thanked the retiring board members for their hard work over the past several years.

There being no further business to discuss, Cindy Connor adjourned the annual VLC HOA board meeting at 9:20 a.m.

Following the adjournment of the meeting, the 2025 HOA Board decided upon January 4, 2025 at 10 a.m. for their organizational board meeting at which Board positions will be assigned. Sue, as outgoing Secretary, will send a request for meeting room reservation. Once reservation has been confirmed, a Board meeting announcement will be sent to all homeowners.

Respectfully submitted,
Susan J. Templeton
Secretary

Village at Lake Chelan HOA Board of Directors