The Village at Lake Chelan Homeowners Association Annual Board Meeting
August 9, 2025

The meeting was called to order at 9:00 am by Christopher Cruz. Present were Board members Lee Parker, Barbara Sovde, Kelsey Zalewski; Danielly Davidson was absent.

The minutes from the April meeting were ratified after unanimous approval by the Board via email vote.

The Treasurer's Report was given by Kelsey. There will be a vote on the upcoming ballot to do an in-house audit that will require a volunteer. Liens were filed on three properties due to non-payment. One has been resolved through a property sale. Two liens remain in place. The 2024 financials will be reviewed by Melanie Joyal and Danielly Davidson. However, for the 2025 review, we will need to replace Danielly on the financial review committee. Please reach out if interested in volunteering to help.

Reserve Fund Status: 2025 contribution of $$50,000 completed.

Current reserve balance: $208,135.73

Fence & Gate Maintenance
The reserve study recommended powder coating for the metal fences at the entrance, exit, and pool area. However, our insurance provider does not allow the pool fence to be removed for this process. As a result, we will paint the pool fence instead of powder coating it.

Insurance Update: $3,616 for the HOA insurance policy, which covers a two-year period.

Year-to-Date Budget Overview

Total Budgeted Income: $195,920

Total Actual Income: $[103,170]

Total Budgeted Expenses: $145,920

Total Actual Expenses: $[59,159]

Net Position (Income – Expenses): $[44,213]

**Committee Reports:**

ARC Committee: Barbara reported that the Committee has handled one request.

Landscape Committee: Susan Valley was thanked for her work. The Committee needs more volunteers in general and specifically for the front entrance. A request for proposal will be going to local landscape companies. Susan volunteered to have bark delivered.

Pool Committee: Kelsey reported that the pump has been not functioning correctly. Investigation continues but should be covered by warranty. Pool noodles are not allowed. Thanks to the five families who donated umbrellas. The tile and plaster work scheduled for 2025 has been moved to 2026 for consideration in that budget. It will be around $50,000, covered by reserves. The pool fence is faded and is in need of a fresh coat of paint or a wrap. The original plan was to have the gate powder coated but this would cause the fence to be removed for a total of three weeks which our insurance company will not allow. Kelsey is working with local contractors to determine the best course of action. Thanks were given to residents for keeping the pool clean and tidy. The pool volunteers check on the pool every morning and night and have had no issues with the pool area and restrooms. Thank you!

Road Maintenance and Parking Lots: Roads need soft fill: Carlos should let us know what product to use.

Snowplow Committee: The Board/Committee will be looking for a provider for the upcoming 2026 winter. Damage from last year must be resolved!

Welcome Committee: Linda Parker is meeting with new residents but it is sometimes difficult to know who they are.

ALL OF THESE COMMITTEES STILL NEED VOLUNTEERS! YOU MUST BE A MEMBER IN GOOD STANDING TO SERVE. PLEASE CONTACT CHRIS IF INTERESTED.

**Old Business:**

The north fence project is on hold. The NE corner fix needs a boring service to put posts in part of the fence. A motion was made, seconded and passed to fix the NE corner.

The basketball hoop project will be taken care of by residents asap.

Work parties are still hoped to be organized and small projects done. Again, volunteers needed.

**New Business:**

There are two Board vacancies coming for the 2026/27 term. According to the bylaws, candidates must have The Village as their "Principal residence".

There will be a second garage sale on September 13 but there will be no pickup of unsold goods. For garage sale questions, please contact the HOA board email or Kelsey directly at kelseyzalewski@outlook.com

**Audience Comment: No action taken.**

- Roads need soft fill: Carlos should let us know what product to use.
- The development to the east is full of weeds; the county must get involved.
- Future umbrella replacement should be part of the budget.

- The fence project would cost about $50,000 to replace at the backside of The Village. TBD is if the Reclamation District owns the fence.
- Is the landscape contractor raising the blade in the common area?
- What are the consequences of yards not being maintained?
    Note: Letters are sent.
- All crabgrass on all lawns **must** be eradicated.
- We need more volunteers.
- Should the residents see bids that come in?
- Adult time in the pool will be investigated/survey developed, FaceBook posting made.
- Should there be a water aerobic class?
- Volunteers must be used when they've volunteered.
- The area between the curbs and asphalt needs to be weeded.
- The seemingly abandoned car in the common parking lot will be followed up on.
    Note: the owner is trying to locate his lost keys or replacements.
- A representative of the Board is dealing with the trailer parked in a driveway.
    Note: the trailer has been moved.

President Chris Cruz adjourned the VLC HOA board meeting at 10:20 a.m.

Respectfully submitted,
*Barbara Sovde, Secretary*
Village at Lake Chelan HOA Board of Directors