The Village at Lake Chelan Homeowners Association Board Meeting
July 11, 2026

The meeting was called to order at 9:00 am by Kelsey Zalewski. Present were Board members Cindy Conner, Danielly Davidson, Ginny Miller, Barbara Sovde and members of the Village community.

Ratification of the April minutes was unanimously approved.

**Financials:**

- Most property owners are current on their dues. A small number are behind, and one account is nearing the threshold where, under Washington State's updated HOA foreclosure law the Association must send a formal notice of delinquency that can lead to foreclosure. Homeowners who are behind are asked to bring their accounts current as soon as possible to avoid foreclosure proceedings.
- The pool project cost the Association $71,286.33. The deposit of $4,852.00 for this project hit our books in 2025. The 2026 budget for the remaining planned repair was $44,000.00. The regular repair work ended up costing $45,838.33, which came in $1,838.33 over budget. During the course of the work, the contractor found additional damage requiring emergency repair, which was not part of the original scope. This emergency repair ended up costing $20,596.00. That is a total overage of $22,434.33, which was transferred from the Reserve Account.
- The internal financial review is being done with the goal to complete it within the next few months.
- We received our insurance renewal information yesterday and will be reviewing it to determine the impact on next year's budget.

**Committee Reports:**

Landscape Committee:

Please email the board with questions or concerns. Including a photo is helpful. Harvest Valley missed one area and will come back. Clover is an on-going battle. See a weed, pull a weed.

ARC Committee: People have been submitting requests for changes to the exterior of the home and yard.

Pool Committee: Salt treatment began July 1. Safety concerns are present due to handrail dimensions and crowds and large pool floats. Pool ambassadors are sought to monitor, to instruct as needed, to be a presence. Contact a board member or email villagehoa@hotmail.com. Be aware of the pool rules. Volunteers were thanked; they are crucial to the pool operations.

Road Maintenance and Parking Lots:.

- If there is a problem with parked cars, blocked streets, abandoned vehicles, etc. send the board pictures. Parking in the overflow lots continues to be a problem. Generally smaller lots are to be for visitors and those who have short driveways as needed. The large lot is to be used for longer term parking for residents and guests. Street parking is discouraged everywhere and not allowed on the one-way streets.
- The front gate batteries should be replaced every three to five years. Darren Joyal will be responsible for ordering new ones.

Snowplow Committee:

Welcome Committee:

**New Business:**

- Rules and Regulations are going to be emailed to owners to review and comment on.
- An ice cream truck may be allowed in the Village.
- A thank you to volunteers potluck is being planned for September.

**Audience Comment:**

- Can Water Aerobics be scheduled?
- A proposal for converting the pool to a community building was presented. Audience comment followed, generally opposed.The proposal was submitted to the Board for review and consideration.

President Kelsey Zalewski adjourned the VLC HOA board meeting at 9:46 a.m.

Respectfully submitted,
*Barbara Sovde, Secretary*