

The Village at Lake Chelan Board Meeting Minutes June 11, 2016

The meeting was called to order at 10:00am by Sarah Cushing. In attendance were Sarah Cushing, Lee Parker, Karen Holst and Leslie Burns. Jason Fors was absent.

Approval of Minutes:

The board reviewed the meeting minutes from the March 5, 2016 meeting via email and approved the minutes.

Resident Comments:

A request was made to hold the HOA Board elections at the September meeting, rather than during the month of December. The requestor said she would like to have an opportunity to meet the nominees in person and also requested secret balloting and someone who is not a current board member to tally the votes.

A resident requested information on an updated plan for watering the common area in phase 1. Sarah reported she has been working with Miguel to adjust the water pressure, watering times, and length, frequency and fertilization schedules in an effort to correct some current problems. In addition, a fall aeration may be scheduled if necessary.

A resident expressed concern with allowing residents to use the pool for outside groups such as church groups, teams, etc. It was discussed this is a liability issue as our current insurance does not cover this type of usage and the HOA would fall under other state requirements if outside parties were granted use of the pool and common areas.

Two residents complimented the new look of the entrance to include the new fence, planting bed, signs and pool improvements.

Garage door openers which can be programmed to open the front gate are available from Amazon for \$12-\$20. Lee Parker may be contacted to program gate openers.

Treasurer's Report:

The three year audit was completed with a total cost of \$4,500 which was billed to the 2016 budget. The HOA is also required by law to complete a capital reserve study in 2016. Sarah will contact Reserve Consultants who completed the last study and ask them to update the current plan.

There are currently two lots owing over \$1,000 in past HOA dues. Both lot owners have been contacted numerous times and advised of the overdue dues and fees and neither owner has made attempts to pay. The Board directed Sarah to contact an attorney to determine the cost associated with drafting a letter to the owner and lender of the property to advise of the overdue dues and fees, demanding payment and advising the Association may begin the foreclosure process.

Motion to accept the Treasurer's report was made, seconded, approved.

Architectural Committee (ARC) Update:

The ARC committee is scheduled to meet June 11, 2016 at 11:30 to review building requests and conduct final lot reviews.

Lot 14 is working with the ARC committee on a dispute.

Lot 17 has a pending application.

Lot 61 is waiting on plan submission for landscaping. Sarah will send a letter to the owner with a deadline to submit the plan within 30 days and complete the work within 45 days.

Lot 57 has had their plan approved and will begin the building process soon.

Lot 26 has a new fence which the ARC Committee will need to review for ARC rule compliance.

Pool Committee Update:

The pool project has a few items still on the punch list which are awaiting completion to include caulking the new tiles on the south end of the pool and starting the auto chlorinator.

The pool deck will be sealed for a second time in the fall.

The recent spate of vandalism was discussed, as were several additional security measures, all of which come with pros and cons. It was decided a first step would be to order an informational sign in an attempt to have residents and pool users' police their own activity and to report any instances of misuse and/or vandalism to a board member immediately. If incidents of vandalism continue, extra security devices which are costly will have to be installed, with a potential need to increase HOA dues to pay for the incurred extra costs.

Landscape Committee:

The Landscape Committee members conducted a neighborhood walk about to record properties that are out of compliance. There were several homes and yards which are

in need of paint and landscape improvements. In addition, there were some common areas which are in need of improvements. The common area improvements are likely to be expensive and will need to be included in future landscaping budgets. It is the Board's intent to address the common area needs annually and as the budget allows.

The drainage project which impacts lots 22, 23 and 24 has received two bids. The first bid received was for \$17,800 plus tax and the second bid received was for \$26,150.

A motion was made to table the drainage bid selection until the board members could meet at the site location to review the scope of work. The motion received a second and was approved. The board members will meet at the site location on Friday, June 17th at 3:00pm to discuss the drainage bid award and to review the Landscape Committee report, before issuing letters of non-compliance to individual property owners.

Sumac tree removal needs to continue on affected lots. The tree removal expenses are the responsibility of the property owners and the HOA will not be contributing funds for tree removal on privately owned lots.

Old Business:

Pat Rooney has the name of a potential candidate to fill the Treasurer's duties. Sarah will contact the person once she receives the information.

Property owners who are delinquent on HOA dues of 3 months or more will lose the use of the pool and all common areas in The Village until payment has been received, bringing them current.

A speed limit sign has been ordered which will be placed inside the entrance gates.

New Business:

The use of the pool and all common areas is intended for use by The Village residents and their immediate family and friends. It is not for use by organized groups such as church groups, teams, etc. The current HOA insurance plan does not cover usage of the pool or common areas by outside groups and raises the liability of the HOA if such groups were allowed to use the facilities. In addition, the HOA would be required to comply with other state laws that as a private neighborhood, the HOA is not currently required to comply with.

The HOA contact list which contains the names, addresses, phone numbers and email addresses of The Village residents is for the sole use of board members to conduct HOA business. The list may not be shared or given to any person requesting the list.

The board will not send "snail mail" to residents except where required, such as budget approval and election balloting. There are approximately 12 homeowners who either do not have email or who will not provide their email address to the board for

correspondence purposes. Those residents will no longer receive snail mail newsletters or informational material from the board, yet all information will be posted on the community web site (villageatlakechelan.com).

The Village neighborhood is experiencing an increase in the number of marmots, which are known to carry disease and create property damage. Karen obtained some information on eradication measures and Leslie will follow up on the marmot repellent ideas.

Owners who are required to complete backflow testing may contact a preferred service provider. Sarah provided the name of backflow tester Jason Williams who is willing to provide the service for \$45 per lot or \$30 per lot if there are multiple lots scheduled on the same day. Jason may be contacted by calling him at 509-885-6920.

Anyone interested installing a fence, Valencia Fencing installed our new fence and they do install wood fencing. They were very reliable and reasonable. If interested, you can contact Ismeal Valencia at 509-668-7900. Be sure to mention you live in The Village.

The next Board meeting, which is the annual HOA meeting will be held on September 10, 2016 at 10:00am at the Manson Parks Office.

A motion and second were made to adjourn, motion approved.

The meeting was adjourned at 12:05pm.