

THE VILLAGE AT LAKE CHELAN OWNERS ASSOCIATION

2015 Board Meeting

March 21st, 2015

TIME AND PLACE

A first quarter Board meeting was held for the Board members of the Village at Lake Chelan Owners Association at 10:30 AM on March 21st of 2015 at the Manson Parks Dept. meeting room.

PRESENT

The following Directors were present for the meeting: Sarah Cushing, Pat Rooney and Jason Fors. Also present were 2 owners representing 2 units. A quorum is established.

Meeting Officially Begins at 10:42 AM

Election Results:

Mr. Fors presented the results of December's election. Sarah Cushing received the majority vote and her 3 year term started January, 1st 2015. A certificate of the election is on file at Mr. Fors' office.

Approval of 2014 Fourth Quarter Meeting Minutes

Pat Rooney makes 1st motion to approve 2014 Fourth Quarter meeting minutes and Sarah Cushing 2nd the motion. All are in favor and motion passes.

Budgets

Mr. Fors presents 2014 year end financials (attached) as well as the 2015 current to actual budget (attached). Mr. Fors explains that there are currently four members delinquent on monthly dues however they have been contacted and are expected to pay the dues soon.

Resident Comments:

The Board has opened the floor for Member comments:

A member wanted to know what is the building time frame from start of construction to the finish of construction. Mrs. Cushing responded that there is a 1 year building time frame.

Mrs. Cushing mentioned that the perimeter fencing will be fixed by April 30th.

A member made a comment that the contractor sign in the front of the development is blocking her view of Manson highway. Mr. Fors commented that the sign will be moved to a new location within a couple weeks.

A garage sale date needs to be determined. We are looking at a Saturday sometime this summer. *If anyone would like to volunteer their time to coordinate this event, please contact Sarah Cushing at slcushing@msn.com.*

Member comment period is complete.

Committee Reports:

Pool Committee: A pool committee has met several times this winter to review our current pool rules and they have also made on-site visits to the pool area and bathrooms. Attached are their recommendations

to the Board. The Board will look over these recommendations in the near future and report their decisions/actions to the members prior to the pool opening in the middle of May.

ARC Committee: The ARC committee currently has two homes under construction. The ARC committee and the Board have recently convened with a local architect. The ARC committee is looking for professional guidance in regards to building with in the Village at Lake Chelan. The architect has been asked to send the Board a proposal of his costs as well as his scope of work.

Board Discussion Items:

- Bills from vendors: Some vendors are tardy on invoicing the Association and it can negatively affect budgeting. Mr. Rooney will construct a letter to our vendors stating that invoices need to be sent to the Association in a timely manner.
- Enforcement of CC&R's and Rules & Regulations: A reminder will be sent out in the summer news letter highlighting some areas within our rules & regulations that are often times overlooked or on occasion abused by the members. Areas the Association will be highlighting include yard maintenance, garbage can locations, parking issues, and pool etiquette.
- Gate code changes: On May 1st, the front gate and pool gate codes will be changed. We will let members know of the new codes when they are determined.
- Monument sign: The monument sign at the front of the development is falling apart. We have asked an architect to design a new sign using cinder block so it will last a lot longer than wood. Once we have a design we will get it out for bid. It is the Board's goal to have it built by July 1st.
- Seal Coating/Striping: The whole development will receive two coats of sealant this spring along with new striping. The dates are not set as of today's meeting but the Board will give residence at least one week's notice regarding street closures. Please note that weather does play a role in regards to the application of the sealant/paint. Dates could change if the weather is not favorable.
- Pool/pool area maintenance days: The Board believes that the pool and pool areas should be maintained 3 times a week. The days they will be maintained are Thursday/Saturday/Monday.

2015 vendor contracts:

Mr. Rooney makes motion to approve bids from Cascade Weed & Pest Control and Jack's Magic Pool & Spa Services. Mrs. Cushing 2nd the motion. All in favor and motion passes.

Mrs. Cushing is meeting with Romero landscaping this week and will let the Board know how the meeting went.

Executive Session:

Mr. Rooney makes motion to start executive session at 12:40. Mrs. Cushing 2nd motion. All in favor and motion passes.

Meeting adjourned at 1:00 p.m.

Submitted by: Jason Fors Secretary/Treasurer