

THE VILLAGE AT LAKE CHELAN OWNERS ASSOCIATION

2015 Board Meeting

June 20th, 2015

TIME AND PLACE

A second quarter Board meeting was held for the Board members of the Village at Lake Chelan Owners Association at 10:00 AM on June 20th 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 8 owners representing 6 units. A quorum is established.

Meeting Officially Begins at 10:00 AM

Review and Approve Meeting Minutes from March 21st, 2015 Board meeting:

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

Budgets

Mr. Fors presents 2015 current to actual budget (posted on website). Mr. Fors explains that the Association is on budget on all line items except the annual irrigation assessment from LCRD. The assessment went up this year and the Board will have to increase this line item for next year's budget. There are currently two members delinquent on monthly dues past 60 days 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 has graciously donated a park bench to the dog run area. Many thanks for that generous donation. In regards to the dog run area, it has been observed that owners are not picking up after their dogs. As a common courtesy to your fellow neighbors, please pick up after your animals!

Member comment period is complete.

Audit:

The Board will start researching firms to perform a 2013/2014 audit. Mr. Fors will contact our last firm to see if they are available and find out their costs.

Committee Reports:

Pool Committee: Leslie with the pool committee reported that there are several tiles loose and noticed some plaster erosion. It was discussed that when the pool closes for the season, repair work will take place to fix some of these issues and the pool deck will also be sealed at that time. Leslie is getting bids for installation of an "auto-chlorinator" and an "auto refill" system. She believes these items will cut down on some of the labor costs as well as take care of some of the issues we are having with "cloudiness".

ARC Committee: The ARC committee and the Board have recently finished rewriting the Rules & Regulations along with building standards. The Board will look to vote on these changes later in the meeting.

Board Discussion Items:

- **Entrance sign replacement:** Dave Sneesby gave the Board a presentation as well as a bid to replace the monument sign at the front of the development. Mr. Rooney makes a motion to approve proposal "817" and Mr. Fors seconds the motion. Motion to approve the proposal passes.
- **Erosion Control:** Mr. Rooney is going to meet with local contractors to see if a French drain system will help with collecting water runoff in the large open space located in phase I of the development. Our newly written building standards will also help with the mitigation of water runoff. Please look over these new standards. They can be found on our website www.villageatlakechelan.com.
- **Clearing vacant lots/N property line:** Mrs. Cushing said a fire line will be cleared by the landscaper on the N property line within a few weeks. Mowing vacant lots is also scheduled to happen before the 4th.
- **Residential Architectural Standards:** Mr. Rooney makes a motion to approve the newly revised "Residential Architectural Standards" dated June 20th, 2015. Mr. Fors seconds the motion. All Board members are in favor and the motion passes.
- **Code of Conduct/Rules & Regulations:** Mr. Rooney makes a motion to approve the newly revised "Builders Code of Conduct & Rules and Regulations" dated June 20th, 2015. Mr. Fors seconds the motion. All Board members are in favor and the motion passes.
- **Professional vs Self-Management:** Mrs. Cushing asked if a professional management company would be a better way to go for the development rather than self-managing. Mr. Rooney explained that a professional company would not be involved with the heart of the issue and that is the enforcement of violations. He said that a professional company would determine violations but would leave enforcement to the Board. It is the Boards decision at this time to continue to self-manage the development and to leave this topic open for further discussion if issues were to still arise.
- **Increasing Number of Board Members:** The Board will vote next session to change our bylaws to allow the increase of Board positions from 3 members to 5 members. That means the Association membership will be voting to add 3 new members to the Board. Mr. Rooney's term is up December 31st, 2015 and he will not be running for reelection.
- **Encroaching on Easements:** For those owners who have lots/house on the perimeter of the development, you need ARC approval to encroach on this open space.

Meeting adjourned at 11:35 am.

Executive Session:

Mr. Rooney makes motion to start executive session at 11:35. Mrs. Cushing 2nd motion. All in favor and motion passes.

Meeting adjourned at 12:03 p.m.

Submitted by: Jason Fors Secretary/Treasurer