

December 5, 2015  
The Village at Lake Chelan Meeting Minutes

Call to Order:

The meeting was called to order at 10:03 am. Present was Sarah Cushing, Pat Rooney and Jason Fors.

Approval of Meeting Minutes:

The meeting minutes from the June 20, 2015 meeting were reviewed. A motion was made by Pat Rooney, motion carried.

Old Business:

None

Resident/Owner Comments:

None

Result of Elections:

In 2015 the current board approved a motion to increase the number of board members from 3 to 5. Pat Rooney's term ends December 31, 2015 and two additional positions were opened. An election for 3 open positions was held in October and the three names on the ballot were voted onto the board: Leslie Burns, Lee Parker and Karen Holst.

2015 Financials to Date:

Jason reported that all but two invoices for 2015 have been received and will be paid. Jason advised he can run individual reports regarding outstanding dues owed, fines levied and collected, etc.

2016 Budget and 2016 HOA dues:

Jason reported the 2016 budget has been completed and the HOA dues will likely be increased from \$50 to \$55, effective January 1, 2016, pending the outcome of the current audit/budget approval vote. Jason encouraged owners who have auto-payment plans set up to update the amount of their deduction to reflect the increase.

There has been low voter response to the proposed 2016 budget, however it appears on track to be approved by the membership.

#### Audit for Years 2012-2014:

Jason reported the 2012, 2013 and 2014 audits are currently underway as required by law and the board has received a preliminary report. The board will review the report for any discrepancies and auditor recommendations. The final audit reports will be posted on the association website. The cost for the three year audit is \$4,500. Future budgets will include a line item for audits.

#### Status of Developer Sign:

The developer has agreed to remove the two signs at the entrance to The Village. The representing agent will have them removed in the next few weeks, weather permitting. The developer will replace the two signs in the spring with one smaller sign at or near the entrance to the development.

#### Committee Reports:

**Pool Committee:** Leslie Burns reported Pool to Spa has been the only company to respond and provide a written estimate for the necessary work to be done on the pool and decking. As a result, Pool to Spa has placed the pool on their spring schedule to complete the work. Leslie will continue attempts to gather additional estimates. The water heater in the pool house will also be replaced in the spring so the showers will have hot water.

**Landscape Committee:** Sarah reported a Landscape Committee (Leslie Burns, Ed Holst, Dave Dickes, Wayne Gordon) has been formed. They will meet to determine their scope of responsibility and prioritize projects. There are currently 4 members on the committee.

**ARC Committee:** Lee Parker reported there are currently 3 building projects under review for 2016. Larry Hibbard has been an invaluable addition to the ARC Committee and continues to review plans and make recommendations. The Committee has drafted ARC responsibilities, a Contractor/Owner Code of Conduct and recommendations for revisions to the ARC standards which will be reviewed at the next board meeting in March.

#### 2016 Projects:

- Pool maintenance/upgrade and new water heater installation
- Replace 1/3 of the exterior development fencing which is due for replacement. The fence will be replaced over a period of three years. The first replacement section will be the front of the development along Hwy 150. Sarah is researching and gathering quotes for the project.
- Drain/water runoff mitigation in Phase 1 common area.

- Storm drain repair on Ridgewood Drive
- Upgrading landscaping at entrance and inside the gate to development.
- Reserve Study to be completed in 2016 to insure the association reserve fund is adequately funded. Reserve studies are required by law to be conducted every three years. Per the 2013 reserve study, we are 100% funded.
- Gate codes to be changed in May 2016.

Announcements:

Owners are not allowed to trim, cut or prune any landscaping, bushes or trees which are located in the common area within the development. Owners are also not allowed to adjust watering times or the direction of irrigation heads/sprinklers. This work is contracted out to a professional company who is responsible for this work. The landscaper and his crew are the only persons authorized to complete such work. If an area needs attention, homeowners should contact a member of the landscape committee or a board member.

The next board meeting is scheduled for March 5, 2016 at 10:00 at the Manson Park and Recreation Office.

The meeting was adjourned at 1117.