

**Bayview Village Association
Board of Directors Meeting
September 11, 2024
Approved**

Call to Order: A regular meeting of the Bayview Village Homeowners Association (HOA) was called to order by President Doug Hewett at 10 AM. This meeting was held at the Bay Club.

Quorum: A quorum was established with 7 members of the Board of Directors present: Doug Hewett, Rick Stafford, Dan Graham, Yvonne Hewett, Carol Mackes, Eric Salmassy, and Kurt Mackes.

Guests: Judy McKay, Terry Corchero, Terry Oswald, Michael Chamberlain

Approval of Minutes:

July 2024 Minutes: motion by Carol that July 2024 BOD minutes be approved as written, second by Kurt, unanimously approved by the Board members present.

Officer Reports – see Addendum

Old Business

1. Update on Hillside Tree Trimming Remediation – over the last several months, the Board has been working on a remediation plan and allocation of costs. One owner has paid their portion of remediation costs, and the tree contractor has agreed give us credit for their portion. The other homeowner has not responded to multiple requests to pay their portion of remediation costs. The Board is working with our HOA attorney to place a lien on the homeowner's property. If not resolved prior to recording of the lien, remediation costs, attorney costs and interest would be recovered by the HOA upon sale of the property.

This remediation work needs to be completed as soon as possible. Estimates for remediation costs (Geotech consulting, trees, and labor) will be required to move forward with this task. Approximate costs are estimated at \$7500.

2. Columns and Trellises – tentative date to remove columns and trellises is October 12th. Disposal options (Board vs hired labor) to be determined.
3. WA State forms to update BV Board Members – status – Kurt is handling this task.

New Business

1. BV Supplemental CCR document update – Doug is updating the document and will take the updated document to the County for recording.
2. BV Private lot storm water drainage – Doug is in contact with consultants to evaluate the financial impact to the HOA for any drainage related work – more information to follow.

3. Interest rate on unpaid assessments - under Washington State law, 12% is the maximum interest rate that may be applied to unpaid liens or assessments. Our attorney has recommended that this interest rate be approved by the Board. Motion by Kurt to impose 12% interest rate on outstanding invoices. Second by Eric, and unanimously approved by the Board members present.
4. Next Great Washington Shakeout Event – Judy McKay. This is an annual event to raise awareness of a possible seismic (or disaster) event. At about 10:17 AM on Thursday, October 17th, a MOCK earthquake will occur. Please practice duck cover, and hold. Block captains for each street will contact their neighbors to assess injuries and damage and pass this information to our local emergency agencies. You will be receiving additional information by email prior to the event. Please participate in this important event.

5. ARC Approvals

71 Windrose Drive – ARC for vegetation trimming – Lynne is notifying any homeowners that will be affected by this work. This ARC is tabled pending review to ensure that the requested trimming falls within the current Jefferson County permit. The Board will proceed with the approval process electronically as soon as all information is available.

101 Mariner Place - ARC for addition of Japanese maples and dwarf lemon cypress. Doug and Yvonne recused themselves on this submission. Motion by Rick that this ARC be approved. Second by Dan, approved by the Board members present with two abstentions (Doug Hewett and Yvonne Hewett).

71 Martingale Place – ARC for Front Door Painting. Motion by Yvonne that this ARC be approved as submitted. Second by Rick, unanimously approved the Board members present. This will be forwarded to SBCA for final approval with a statement that Bayview Village HOA does not plan to restrict paint colors for door color ARCs.

71 Martingale Place – ARC for tree removal. Rick recused himself on this submission. Motion by Carol that this ARC be subject to the following conditions: BVA BOD member will be present on site when work is performed, work is to be done by a licensed and bonded contractor, contractor will operate under the direction of BVA representative, contractor will dispose of all trimming debris homeowner will contact BVA of date work is to be performed and of any schedule changes. A site diagram and/or pictures of this project are needed before the ARC can be forwarded to SBCA. Second by Kurt, approved by Board members present with one abstention (Rick Stafford).

6. Eric Salmassy and John Miller are Bayview Village representatives on a joint BV – Teal Lake committee to identify a process for Teal Lake to follow to maintain views for homes along Paradise Bay Road. Teal Lake members are Christine Spagle and Bob Gilbert.

Homeowner Comments/Questions: Homeowner concerns regarding tree cutting above Topside Court were expressed. Eric will be contacting Jefferson County PUD to identify the contractor responsible for the removal of trees under the power lines on Paradise Bay Road. This information will be used to pursue remediation for increased noise impact affecting homeowners on Topside Court.

The ARC process for requests involving trimming on the hillside above the Pond area was reviewed.

Next Board Meetings (meetings at the Bay Club)

Workshop – Tuesday, October 8, 1 – 3 PM

BOD Meeting – Wednesday, October 9, 10 – 12 Noon

Adjournment: The meeting was adjourned at 11:40 AM.

Submitted by

 9/17/24
Yvonne Hewett, Secretary,
Bayview Village Association

ADDENDUM – OFFICER AND CHAIR REPORTS

September Treasurer's Report – Kurt Mackes

Collection of 1st quarter dues completed; all 1st quarter dues have been paid.

Invoice 2237 for \$7,423.50 still has not been paid and is past due.

As of August 31st, the balance in the operating account was \$12,227.16. There were two outstanding checks against this balance for \$4,973.24. The available balance was \$7253.92. The available balance in the Reserve Account on August 31st was \$16,841.06. The available balance in the Reserve Deposit Account was \$50,133.56 on August 31st.

Action items:

1. Send out 2nd quarter dues invoices at the end of September.
2. Provide support for filing lien related to Invoice 2237.
3. File WA State annual report RCW 24.03A & RCW 23.95.255 (Filing deadline is 11/30/2024).
4. File Federal tax form 1120 H (Filing deadline is 10/15/2024).
5. Give all 2023/2024 financial documents to the secretary for inclusion in the archives.

September Landscape Report – Rick Stafford

Thanks to several recent rains the lawns in the village have mostly returned to their emerald beauty. Our frugal use of the irrigation system this summer has resulted in substantial savings over last summer's unsustainable water usage (approximately 50% less than last year). The extensive work done on the system over the past year has paid dividends in a significantly lower maintenance cost this summer. Pacific continues to complete irrigation repairs as needed. Please help identify problem areas as you observe them on Thursday mornings when the sprinklers are on for the purpose of spotting problems.

The Village irrigation system will tentatively be turned off in late September or early October (pending weather). More information to follow.

September VMC Report – Rick Stafford

With a few exceptions the Windrose bed "refresh" has prospered this summer. When the weather cools in the next month the VMC will be replacing plants in the village that have failed to thrive. We estimate the cost to replace these plants will be \$500. We will be thinning and replanting iris bulbs in the HOA beds. Sadly we have lost one of the beautiful Austrian pines at the Windrose entryway. We will have it removed when Town and Country comes in mid-October to prune the hawthorn trees. The estimated cost for removal and stump grinding is \$1000. The VMC will be choosing an appropriate specimen tree to replace the Austrian pine. The estimated cost to prune the hawthorns (about 50 trees) is \$200-250 per tree.

The village has received a donation of six trees to be planted on Mariner in the large grass lawn that once boasted several pines and hawthorns. Four of the trees are red Bloodgood Japanese Maples and two are specimen pine trees. Residents can view the plans at the September board meeting. When laying out the plantings the VMC has tried to keep in mind the homeowners' view corridor. The VMC will announce a time and date for the installation of the trees. The estimated cost for topsoil is \$500.

September ARC Chair Report – Eric Salmassy

I have 4 ARC requests to be submitted for approval at the September meeting.

BV2024-10 - Pihl - Additional vegetation trimming (carry over from July)

BV2024-13 - Hewett - Landscaping for Propane Tank Visibility

BV2024-14 - Brown - Front Door Paint Color

BV2024-15 - Brown - Tree Removal

The brush & tree trimming in the limited common area below Mariner took place in September, as approved.

We will be having the first meeting of the working group (BVA and Teal Lake residents) tasked with crafting a new process for Teal Lake tree trimming requests on Tuesday the 10th so I will have a bit of information related to that for the board meeting. The goal is to have a new process ready for review by March so that the Board can resume reviewing requests from Teal Lake when the ARC moratorium ends on June 30th.

September Pond Chair Report – Lynne Pihl (given by Doug in Lynne's absence)

RAISE A PRAISE of HALLELUIAHs

Catch Basin #4 has been found adjacent to the area we had our mower, Steve Martin mow for us north of the trail. Many thanks to all who prayed for us to find it, those who scrubbed around in the brambles with us, and to Jim's ingenuity with GPS. This removes the need to pay Aqualis to come out and mow an access to it for their future testing.

Maintenance Pond Mowing:

Our Spring mowing was conducted quite late this year, it may be adequate for our Fall mow, depending on how the weather affects the late summer weed's growth. Otherwise, I believe our new rate for the typical "Pond Mow" conducted by Steve Martin of NW Landworks is \$1,800. Note that he does the complete job; inside water edges, the NE mini-Catch Basin [CB] & much of the Southern shore, the surrounding level masses including the driveway and around the restored CB vault on South Bay Drive.

Pond Gravel Beds

I will be asking Steve for his estimate to repair a small rip on the gravel weir, west side where the permeable screen has detached allowing the gravel to slump away.

Doug Hewett suggested we have Steve Martin install permeable cloth beneath all the solid gravel areas [the weir and 100-year drain pipe areas] to comply with the need to keep all gravel areas free of weeds, roots and soil.

Detention Pond Maintenance Standards

Per Clark County Storm Water maintenance of Detention Ponds "Remove sediment when it accumulates to 10 percent designed pond depths."

Some have suggested that we could reduce the accumulations in the big cell by reducing the cattails using hip waders and cutting them back. The difficulty then would be transporting those cuttings outside of the water. Any Volunteers??? Attracting Merganser ducks sounds lovely to me.

Inspections

Our requirements are for a Civil Eng inspection every 5 years. Then a Geotech inspection every 10 years. Our last Civil & Geotech survey was in 2015, conducted by Coastal Solutions, Rob and Nina Cousins. In the next 6 months, we are due for both. I have asked them for an estimate.

Emergency Procedure Flood Gate Control

One of the suggested procedures from long ago studies was to have the flood control gate, within the catch basin adjacent to the oil water separator set up on an emergency basis with a crew of residents who would be here in the winters to check on it upon heavy rains. This will need more work to arrange.

STORM WATER PIPE Maintenance

We will have Steve Martin mow an access path around the CB4 this season, and give us a bid for mowing the entire length of the pipe at least once each year. His first mowing of the pipe's length will be far more expensive since the trees that are presently rooting into the pipe will need more than mowing to remove. Afterwards we will have just a standard annual mow [or two]

STORM WATER PIPES CCTV inspection and cleaning Reports

Aqualis has completed their inspection reports with very detailed information. After looking over those reports, Doug has found that while the CBs have been videoed and cleaned in all the rough areas, the CBs on paved streets have not. So I have asked Aqualis to give us a bid. That includes the street drain in Teal Lake down to the CB in Mariner, the CBs on Windrose, Martingale and Topsiside.

Gravel Filters Clean out

I have been working to dig out the deeply embedded blackberry roots below the two gravel filter areas. Our requirements are to keep them free of weeds, roots and dirt. New seedlings are a breeze to dig out with a big garden fork, but the ancient roots of the blackberries that grew up 20 yrs ago are still sprouting. I could use some help.

With continued admiration for our Lovely Pond and Gracious Village Homes.

September Reserve Study Chair Report – Mary Baker Anderson. No report this month.