

**Bayview Village Association
Board of Directors Meeting
October 9, 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 all 7 members of the Board of Directors present: Doug Hewett, Rick Stafford, Dan Graham, Yvonne Hewett, Carol Mackes, Eric Salmassy, and Kurt Mackes.

Guests: Terry Oswald, Turney Oswald, Michael Chamberlin, Jim Pihl, Lynne Pihl, Ross Blaker, and Ray Newson.

Approval of Minutes: The September 2024 Board of Directors meeting minutes were approved electronically by the Board to be used by the HOA attorney for document preparation.

Officer Reports

Treasurer Update – Kurt Mackes

About 50-60% of homeowner second quarter dues have been received thus far. The balance of the operating account as of September 30th is \$7,254. We expect to receive an invoice from Pacific Landscape Maintenance for \$24,162 which will be paid as soon as sufficient dues are received to cover the payment. The Reserve account balance is \$16,844. The Reserve CD account balance is \$50,293. The current combined balance of the HOA Reserves account is \$67,137.

Action items:

Finalize and mail HOA federal tax return by October 15th. Our tax liability for this year is \$640, primarily as a result of interest earned on the Reserves account.

Finalize Washington State form (update of Board members) by November 30th.

ARC Chair Update – Eric Salmassy

Teal Lake/BVA ARC committee update – representatives from Bayview Village and Teal Lake are individually determining steps needed in the joint tree trimming ARC process moving forward. The information from both groups will be used to develop a process to ensure that the needs of both groups are met. This mutually agreed process should be completed by the end of the HOA fiscal year.

Landscape/VMC Chair Update – Rick Stafford

Irrigation water in the village has been turned off. The system blowout will be done sometime in the next couple of weeks. No mowing was done this week in lieu of bed work. Mowing by Pacific Landscaping will resume next week.

The Mariner Place tree planting project will begin this Friday with the delivery of topsoil. Estimated time for this project is one to two days. All interested gardeners are invited to participate.

Town and Country Tree Experts will begin hawthorn pruning on November 4th. The trees will be thinned and shaped instead of sheared as in the past. This will cost about \$225 per tree, with an additional 10% discount per our agreement with Town and Country. This discount will also apply to the removal of the Austrian pine in the Windrose entryway. The total budget for this project is not to exceed \$12,000, so some trees will not be pruned and shaped this year.

The village irrigation system is functioning with no major concerns right now. Water usage has decreased substantially secondary to last year's upgrades.

Pond Chair Update – Lynne Pihl

Fall mowing has been done, including a 20-foot radius around Catch Basin #4. Mowing and weir repair (including placement of weed barrier) were previously included in the FY24-25 HOA budget and will proceed as scheduled. Other major expenses including installation of a system to facilitate inspection of the oil/water separator and the adjacent pressure control (sluice gate) will be considered by the Board at a later date.

Reserve Study Update – Mary Baker Anderson

Work is ongoing with Association Reserves. The completed Reserve Study should be available for Village review in November.

Due to ongoing issues related to the Study, we are actively seeking a new company to handle our Reserve Fund when our three-year commitment expires next year.

Old Business

Columns and Trellises – Seven columns and trellises (all on Windrose) are still slated for removal. New removal date TBD. Ken Taylor has agreed to allow us to use his trailer to haul the debris to the dump.

HOA BOD members across the country will be required to submit personal identification to the federal government by December 31st. Kurt will handle this task for the BVA Board. This is related to prevention of financial crime.

Bayview Village Rules development – we have started looking at the rules of Teal Lake Village as a model for creation of rules for Bayview Village. More information will be provided in village-wide meetings.

Upcoming Great Washington Shakeout Event (Oct 17 @ 10:17 AM). Tsunami warning sirens will sound. Residents are asked to practice drop, cover, and hold. Residents are asked to participate by placing their OK or NEED HELP signs so that they are visible from the street. You will be contacted by your Block Coordinator prior to this event.

New Business

ARC Approvals

221 Windrose Drive – tree replacement. Moved by Rick that this ARC be approved subject to these conditions: work to be done by licensed bonded contractor, removal of all debris. Seconded by Kurt, unanimously approved by the Board members present.

71 Windrose Drive – thinning of wilds on hillside in Areas 1, 2, 3, and 4 above the pond, with additional pruning of larger regenerative trees on the hillside as recommended by arborist. The county permits are in place and do not require renewal. Approval of the ARC for Areas 2, 3, and 4 is recommended at this time. The vegetation in Area 1 above the Mariner Park area (cul de sac) will be handled on a case-by-case basis. Motion by Dan to approve ARC BV2024-10 subject to the following condition: photographs of any trees larger than 6 inches at 5 feet will be submitted to the Board for final approval before pruning begins. Lynne will supply pictures of the trees under consideration for pruning in Area 1. Seconded by Eric, and unanimously approved by the Board members present.

Mariner Place private properties (101, 91, 81, 71) - planting of 4 Japanese maples, and two specimen cedar trees. Motion by Yvonne to approve this ARC. Seconded by Eric, and unanimously approved by the Board members present. This ARC will be forwarded to SBCA for final approval.

Attorney review of CCR/Bylaws - Our attorney recently raised concerns that our CCRs and Bylaws were invalid (not filed against all three divisions). Subsequent research showed that the documents were filed appropriately. Other issues are still under investigation. The Board is working diligently to resolve these issues prior to the end of the fiscal year.

New Board members sought for FY25-26 – Four Board members will step down on June 30th next year. We're looking especially for a new President, Vice-President, and Treasurer. Anyone interested in being on the Board, is encouraged to contact any Board member. If we don't have people to serve, an HOA Management Company will need to be hired at substantial cost and subsequent increased dues.

Homeowner Comments/Questions:

Homeowner thanked Board members for their service.

Next Board Meetings (meetings at the Bay Club)

Workshop – Tuesday, November 12th, 1 – 3 PM

BOD Meeting – Wednesday, November 13th, 10 – 12 Noon

Adjournment: The meeting was adjourned at 11:35 AM.

Submitted by

Yvonne Hewett, Secretary,
Bayview Village Association