

**Bayview Village Association
Board of Directors Meeting
November 13, 2024
Approved**

Call to Order: A regular meeting of the Bayview Village Homeowners Association (HOA) was called to order by President Doug Hewett at 10:04 AM. This meeting was held at the Bay Club.

Quorum: A quorum was established with 6 members of the Board of Directors present: Doug Hewett, Rick Stafford, Dan Graham, Yvonne Hewett, Eric Salmassy, and Kurt Mackes. Absent: Carol Mackes.

Guests: Valerie Bartholme, Patsy Nadershahi, Ray Newson, Brinton Sprague, Steve Lemieux, Mary Baker Anderson, Lynne Pihl, Jim Pihl, Catherine Pena, Greg Pena, Michael Thompson, Michael Chamberlin, and Frank Ricco.

Approval of Minutes: motion by Doug that October 2024 BOD minutes be approved as written, second by Dan, unanimously approved by the Board members present.

Officer Reports – see Addendum

Old Business

Columns and Trellises – Thomás will be coming on Wednesday, November 20th to remove the concrete column bases. This is expected to take about a day and a half. An email will be sent to homeowners.

Corporate Transparency Act – new government regulations to deter/detect money laundering activities in small businesses INCLUDING HOAs. Board members are required to submit identification to a national database by December 31, 2024. This legislation is currently being challenged, but penalties for non-compliance are steep.

Notice to homeowners of special assessment – a special assessment for current HOA legal expenses is under consideration by the Board. With a 30-day notice to homeowners, the Board may impose a special assessment of up to 5% of the annual gross HOA expenses. The expected amount will be \$100-135 per home. A special Board meeting will be held on or about December 12. An email will be sent to homeowners.

Update on Recording for CCR Amendment (Columns and Trellises) – when recording our CCR amendment regarding columns and trellises, our attorney noted that the previous two Amendments to the Supplemental CCRs (in 1994 and 1996) were incorrectly recorded with Jefferson County and therefore not legally valid for all three Divisions of Bayview Village. The Board was advised that these votes should be repeated so that the Amendments can be correctly recorded with the county.

New Business

Complaints Update for Nov 2024

BVA Complaints – FY 2024

<u>Complaint Number</u>	<u>Complaint</u>	<u>Status Date</u>	<u>Status</u>
2024Oct – 001	Multiple Ladders Stored outside of Garage	Nov 12, 2024	Resolved – ladders moved inside
2024Oct – 002	Dog run behind garage	Nov 12, 2024	In progress, letter sent, no response, Rick to follow up
2024Oct - 003	Dog run/bathroom between homes	Nov 12, 2004	Resolved – owner has been informed of BVA and SBCA CC&Rs and will address concerns in complaint
2024Oct – 004	Large dog roaming and tethered in yard	Nov 12, 2024	In progress – Board letter sent, received owner response Resolved – owner given ideas for barking and control

Information and discussion of the January BVA VOTE – Background and rationale for proposed CCR amendments presented.

Looking for new Board member volunteers starting July 1, 2025 – At least 4 of the current Board members will not continue their roles for the FY 2025-26 year. Please contact any Board member if you are interested in serving in this capacity.

Motion by Kurt for up to \$3,000 from the Reserve Account to complete removal of Columns and Trellises. Seconded by Eric and unanimously approved by the Board members present.

Homeowner Comments/Questions: Homeowner questions regarding CCR amendment proposals answered. Homeowner feedback for scope and wording of amendments will be reviewed by the Board.

Next Board Meetings (meetings at the Bay Club)

BOD Special Assessment Meeting – Friday, December 13, 11 AM

Workshop – Tuesday, January 7th, 2025, 1 – 3 PM

BOD Meeting – Wednesday, January 8th, 2025, 10 – 12 Noon

Adjournment: The meeting was adjourned at 12:15 PM.

Submitted by

Yvonne Hewett, Secretary,
Bayview Village Association

ADDENDUM – OFFICER AND CHAIR REPORTS

November Treasurer’s Report – Kurt Mackes

Collection of 2nd quarter dues is almost completed; at the end of October six homeowners still needed to pay their dues, four have since paid, so there are currently two that have yet to pay.

As of October 31st, the balance in the operating account was \$14,574.34. There were three outstanding checks against this balance for \$8,982.47. The available cash balance on October 31st was \$5,591.87. The available balance in the Reserve Account on October 31st was \$15,896.65. The available balance in the Reserve Deposit Account was \$50,448.25 on October 31st.

Old action items from September 2024 meeting:

1. Send out 2nd quarter dues invoices at the end of September. (Done)
2. Provide support for filing lean related to Invoice 2237. (Done)
3. File WA State annual report RCW 24.03A & RCW 23.95.255 (Filing deadline is 12/30/2024). (Done)
4. File Federal tax form 1120 H (Filing deadline is 10/15/2024). (Done)
5. Give all 2023/2024 financial documents to the secretary for inclusion in the archives. (Done)

Action Items:

1. Complete cash flow projections for fiscal year 2024-2025.
2. Investigate options for accounting regarding transition to the next BVA board.
3. File information into Federal database as required by the Corporate Transparency Act by 12/31/24.

November Landscape Report – Rick Stafford

Irrigation is off for the year and we have achieved substantial savings over our 2023 summer season. We are approaching the fall leaf clean-up which will likely see the leaf vacuum from Pacific Landscape make at least one appearance. Keep in mind that this vehicle will be shared by five other clients that Pacific serves. Let's hope the leaf clean-up is done in a timely fashion.

Town and Country Tree experts will be visiting the village beginning Monday, November 18th. They will start their thinning and shaping of the hawthorns on Windrose. They will do the first half of the village hawthorn trees now and come back to finish up with Mariner and the rest of the village later in the winter. An email will be sent to homeowners.

November VMC Report – Rick Stafford

Members of the VMC were busy last month planting six new trees in the common lawn area on Mariner. The projected two-day garden project was successfully completed in one session because of the great neighborhood turnout from both Mariner and the upper village. Congratulations on a fine community beautification work party. Doug expressed appreciation for the generous donation of trees for this project.

Last week VMC members divided an overgrown iris bed on Windrose and replanted iris in all three of the small beds that were refreshed last spring. Extra bulbs will be planted by the pond.

November ARC Chair Report – Eric Salmassy

One new ARC request for front door painting has been received, and will be forwarded to the SBCA ARC committee for final review/approval.

The BVA/TLVA working group for tree trimming requests met in October to discuss a draft memorandum of understanding between the villages. We are working to fine tune the document for presentation to the respective boards at a time TBD. The BVA representatives have also worked on an outline of the process for BVA to follow, again it is a work in progress and will be presented to the board at a meeting TBD.

November Pond Chair Report – Lynne Pihl

Emergency Procedure:

- We are looking into details for setting up a viable emergency procedure.
- Ray Newson, Dan Graham and Rick Stafford are looking into details of the Pond's outflow to the Bay. Ray has created tools to enable us to open and inspect the various vaults.
- I will be considering requesting a relationship for our Pond emergency procedures with the County, before David Johnson retires from his position. I will be asking for a time to consult with our Board before I seek that County appointment.

Pond Vegetation Management:

- The Pond was mowed for Fall. Steve Martin's invoice has been paid.
- A few little touches of gardening around the Pond are doing well, except for weeds which are nicely wilting in the gravel beds.

Management Proposal:

- Lawrence Meier of Teal Lake has requested an audience with our Board to make a proposal.

Chrisine Spagle and I have agreed:

Lawrence Meier has shown us no expertise to improve upon our efforts other than what is obvious to us already.

Pond Care and Management Document:

- The Pond Committee continues to work on putting together a comprehensive Pond Care document. This will include:

Providers' contacts,
Previous charges,
Suggestions on Timing and Predictions of the various Processes – Dredging,
Vegetation, Pipes, Mowings, Emergency Calculations
Multi Year Budget Suggestions

November Reserve Study Chair Report – Mary Baker Anderson

The study for this fiscal year is complete and results will be presented at the February meeting, if anyone wants to discuss before then I am happy to talk to them individually.