

**Bayview Village Association
Board of Directors Meeting
January 8, 2025
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: Catherine Pena, Greg Pena, Frank Ricco, Judy McKay, Tink Green, Tom Kimpel, Linda Kimpel, John Miller, Mike Bainter, and Lisa Bainter.

Approval of Minutes:

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

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

Officer Reports – see Addendum

Old Business

Information and discussion of the January BVA VOTE

Board elections coming in June – please consider being a director

- Other options are a management company or eliminating the HOA
- Both of these options will be costly to the membership

New Business

Homeowner Comments/Questions: Homeowner asked if the county could provide lighting at the entrance to Windrose in order to improve safety. Rick will follow up.

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)

Workshop – Tuesday, February 11th, 2025, 1 – 3 PM

BOD Meeting – Wednesday, February 12th, 2025, 10 – 12 Noon

Adjournment: The meeting was adjourned at 11:50 AM.

Submitted by

Yvonne Hewett, Secretary,
Bayview Village Association

ADDENDUM – OFFICER AND CHAIR REPORTS

January Treasurer's Report – Kurt Mackes

As of January 7th, the balance in the operating account is \$31,627.59. Outstanding checks total just over \$5,000, and I also have 3 additional checks to deposit totaling \$2,280 which are not included in that balance. We did receive one invoice from Pacific Landscape Management for the quarter which is just over \$24,000, so a large percentage of what we take in in dues goes to pay that contract. The balance in the Reserve Account is just under \$13,000. The balance in the Reserve Deposit Account is \$50,765.

So far we have received payment of the special assessment of \$135 from 33 homeowners; 22 remain to be paid from December invoices.

For third quarter dues, 24 homeowners have paid; 31 are still outstanding. We have received just over \$18,000; remaining balance to be collected is \$23,500.

January Landscape Report – Rick Stafford

During the quiet time of the year the Pacific crew concentrates on bed work which includes pruning shrubs in homeowner's yards. If you wish to take care of pruning your own yard you can be on the Opt out list. Below is the current list. If you wish to be included or removed, please let me know so I can update the list.

We will begin contract discussions with Pacific Landscaping in February.

Town and County Tree Service will return in February to prune the remaining hawthorn trees in the village.

Opt out list, no pruning (January 2025)

21 Mariner Pl (Chamberlin)
41 Mariner PL (Pierson)
121 Mariner Pl (Neill)
131 Windrose Dr (Bequette)
191 Windrose Dr (Oswald)
201 Windrose Dr (Moore)
73 Martingale Pl (Stafford)
75 Martingale Pl (Thompson)
93 Martingale Pl (Nadershahi)
123 Martingale Pl (Weaver)
53 Topside Ct (Graham)

January VMC Report – Rick Stafford

The Pacific crew was picking up Christmas trees this past Monday and will be happy to do so in the coming weeks. The VMC will be meeting this month to start their planning for the next garden bed project which will be the entrance to Martingale. More information to follow.

Happy New Year!

January ARC Chair Report – Eric Salmassy

There are no ARCs pending at this time.

A moratorium on ARC requests between Bayview Village and Teal Lake is in place until June 30th. This was done to allow a joint village committee to review and update the existing ARC process. A Memorandum of Understanding for the new process is pending Board approval of both associations. We are also looking at ways to best communicate with and receive feedback from any affected Bayview Village homeowner(s) for any ARC requests submitted moving forward. More information to follow.

A moratorium on any ARCs between the villages remains in place until June 30.

January Pond Chair Report – Lynne Pihl (report given by Doug)

POND: Nothing was done to the needed repairs. The Cousins again declined to come, they like to inspect when water levels are low. Perhaps this summer.
Overall water functions are performing well. The highest reported water level covers the berm temporarily, but so far the 100 year drain has not been breached, and that used to happen twice per winter in past years. The blue post markers were never covered to the red even in those 'breach' occasions.

I've made headway in clearing the major gravel areas of brambles and have progressed in clearing mud and Alder roots from encircling the vital vaults containing the sluice gate and the oil/ water separator.

However, I have not proceeded with repairs to the broken edge of the weir. I think we will have to get Travis back to fix that Steve is probably in process of joint repairs in his hips and unavailable for anything other than mowing for this Spring....if that.

The biggest concern right now is affixing a replacement lock on that vault. Ray has found a lock, but attachment is the puzzle. With the clearance around the vault, our mower will be able to avoid shaving the lock off. Some 'hopefully well intended' person has lifted and left exposed the vault lid, so there's some concern of an irritated neighbor.

I've used concrete drills on bridges and overpasses and presume we could rent one in Hadlock if Ray's hardware looks workable.

No attention is rising up on the 1000 feet of drainpipe mowing while Steve Martin is recovering.