

**Bayview Village Association
Board of Directors Meeting
February 12, 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 6 members of the Board of Directors present: Doug Hewett, Rick Stafford, Dan Graham, Yvonne Hewett, Carol Mackes, and Eric Salmassy. Absent: Kurt Mackes.

Guests: Lynne Pihl, Jim Pihl, Linda Greve, Jim Edson, Brinton Sprague, Judy McKay, Tink Green, Catherine Pena, Gregory Pena, Evelyn Bequette, Gary Bequette, Steve Lemieux, Mary Beth Neill, Mary Baker Anderson, Terry Oswald, and Mike Bainter.

Approval of January Minutes:

Motion by Carol that the January 2025 BOD minutes be approved as written, second by Eric, unanimously approved by the Board members present.

Officer Reports – see Addendum

Old Business

CC&R Amendments Voting Results – Yvonne presented a summary of the January 2025 CCR amendment voting results.

Bayview Village HOA January 2025 Vote Results

Amendment	Votes Received	Yes	No	% of TVP	Pass?
1	53	53	0	96.4%	YES
2	53	52	1	94.5%	YES
3	53	49	4	89.1%	YES
4	53	43	10	78.2%	YES

TVP = Total Voting Power = 55 homeowners

CCRs require 75% TVP to change = $55 \times 0.75 = 41.25$ or 42 votes

Motion by Eric to accept the voting results as presented. Second by Rick; unanimously approved by the Board members present.

These CCR amendments will have to be recorded with Jefferson County by our HOA attorney. Motion by Carol to approve up to \$1000 to record these CCR changes with the County. Second by Yvonne; unanimously approved by the Board members present. The Board will be developing the new process and requirements for future Bayview Village private stormwater and private driveway projects.

Hillside tree removal update – the Board has completed and closed its investigation. Two homeowners and Town and Country Tree Service have settled with the Association. The settlement will provide about \$7000 for remediation of the hillside above the pond. Rick has ordered 3 large shore pines for this area to replace the large cedars that were removed. Additional trees may need to be planted based on the recommendations of our upcoming geotechnical survey.

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

BVA/TLA tree trimming agreement update - We have been working with a group from Teal Lake to address future ARC requests that impact Bayview Village homeowners. We have drafted a Memorandum of Understanding between villages that addresses this process. We are also working on our internal processes for communication of any future ARC requests with affected Bayview Village homeowners. Community meetings will be held to share this information.

New Business

BVA Rules update – the CCRs give the Board authority to create rules without a community vote. This will provide the Board tools to address issues which adversely affect the community (unauthorized tree cutting, etc). The plan is to have an initial reading and review of proposed rules in March with an opportunity for community comment. A final vote on acceptance of the rules is projected for April.

Pacific Contract Update – FY 2025-2026 – in process; more information to follow

Rick requested additional budget funds to cover storm damage repair to trees in the village. Eric made a motion to approve up to an additional \$2000 to the current tree budget to cover the cost of storm damage repair. Second by Dan; unanimously approved by the Board members present.

Homeowner Comments/Questions:

Homeowner asked for clarification on the long-term plan for the hawthorns on Mariner Place. Rick reviewed what Town and Country has done and future plans for the hawthorns in the village.

Homeowner asked for clarification of fence cleaning and maintenance in the village. This is a budgeted expenditure in the Reserve Fund. This issue will be addressed by the Board, likely during the summer months.

Next Board Meetings (meetings at the Bay Club)

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

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

Adjournment: The meeting was adjourned at 11:10 AM.

Submitted by

Yvonne Hewett, Secretary,
Bayview Village Association

ADDENDUM – OFFICER AND CHAIR REPORTS

President’s Report – Doug Hewett

Since five Board members will step down in June, we are searching for homeowners to fill this role. Please contact any Board member if you are interested in serving in any capacity.

January Treasurer’s Report – Kurt Mackes (given by Doug)

Dues Collection (2-5-2025)

- 3rd Quarter Dues - All dues have been paid
- Special Assessment – 1 outstanding invoice

Bank balances (2-5-2025)

- OA - \$28,357.98 (No outstanding checks)
- RA - \$12,994.60
- RDA - \$50,926.59

Action items:

- Begin planning for 2025/2026 budget
- Begin planning for transition to the next treasurer

January Landscape Report – Rick Stafford

The board met with Pacific Landscape today to begin negotiations for the 2025-26 fiscal year. We don't expect too many changes in the coming year. Perhaps a slight increase in contract cost. Everyone at the meeting agreed that hiring Pacific to install master shutoff valves at each pod saved a substantial amount on this year's irrigation water costs. We are generally very pleased with their performance this past year.

January VMC Report – Rick Stafford

Town and Country tree experts spent Tuesday in the village thinning and shaping 20 hawthorn trees on Mariner. Between their work today and Pacific's storm clean up on Monday most of the tree damage has been cleaned up. The birch trees at the entrance to Mariner will be cleaned up on Friday when Town and Country will bring their bucket truck to the village for the higher branches. They will also finish some hawthorn trees on Windrose on Friday. It is estimated that storm clean up will require an additional \$2000 over what was budgeted for pruning.

The VMC was scheduled to meet on site with a landscape designer last week on the day it snowed. We will reschedule when the weather cooperates. The VMC plans to start work on the entrance to Martingale in March.

We have several rotting fence posts in the village. Dan and Ray will work on this project when the weather improves.

January ARC Chair Report – Eric Salmassy

We have received an ARC request to remove a hazard tree at 231 Windrose. This work will be done this week. The ARC will be forwarded to SBCA for final approval.

January Pond Chair Report – Lynne Pihl

The spring pond mow will be delayed until June. The estimate for this service is \$1800.

Other projected pond expenses include the 10-year civil engineering and geotechnical inspection of the pond and stormwater drainage systems. This inspection will take place this summer (date TBD) at an estimated cost of \$3000. This is a budgeted Reserve Fund expenditure and includes assessment of slope stability on the south side of the pond.

The supporting mesh under the gravel rockery (weir) in the pond berm has separated from the bulkhead and needs to be repaired by our pond mower or another contractor this summer. This may be an expensive repair, so we are looking into less expensive options to correct this issue.

Recently the lid on the 100-year vault has been opened by unknown persons. This is a significant safety and liability issues. The area around the vault has been cleared and a reinforced lock added to prevent personal injury or damage to our system.

We recommend regular mowing of the area over the drainage pipes to prevent root encroachment and damage to the system.

Projected costs for the pond for the next fiscal year are \$6000.