

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

Guests: Linda Greve, Jim Edson, Catherine Pena, Gregory Pena, and John Durgin.

Approval of Minutes:

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

Officer Reports – see Addendum

Old Business

Board elections coming in June – please consider being a Board member

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

BVA Rules update – the Board is working to establish rules to provide tools to help future Boards to address community issues. The current CCRs provide very limited recourse options. Preliminary rules review and discussion will take place in March, final Board vote is scheduled for May. Board may create these without community approval, but community comments will be solicited prior to implementation.

Pacific Contract update for FY 25/26 – the Board requested 2 contract quotes from Pacific – one with and one without pruning services. Removing pruning services from the contract would save the HOA about \$14,000 per year. About 17 homeowners in the village currently have opted out of pruning service – they do their own pruning or hire someone to do this. The Board will be exploring options used by other villages to handle rising landscaping costs.

Complaints

Request by homeowner to reopen complaint previously submitted to Board. No motion made to reopen complaint – previous Board decision will stand, but the homeowner may submit this complaint to SBCA for additional consideration.

New Business

OWSI Special Assessment payment discussion – motion by Kurt to pay the entire OWSI surcharge as a lump sum (\$2,037) instead of monthly installments. Funds would be transferred from the irrigation maintenance budget to the irrigation budget for this expense. Second by Yvonne; unanimously approved by the Board members present.

Homeowner Comments/Questions:

Homeowner requested information regarding outdoor lighting. This falls under jurisdiction of SBCA.

Homeowner requested information regarding impact of residential age qualification on the association. Doug provided clarification on this issue.

Next Board Meetings (meetings at the Bay Club)

Workshop – Tuesday, April 8th, 2025, 1 – 3 PM

BOD Meeting – Wednesday, April 9th, 2025, 10 – 12 Noon

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

Submitted by

Yvonne Hewett, Secretary,
Bayview Village Association

ADDENDUM – OFFICER AND CHAIR REPORTS

January Treasurer's Report – Kurt Mackes

All homeowner dues for third quarter have been received. Fourth quarter invoices will go out at end of March.

The current balance in the Operating Account is \$25,638, including \$5,000 in donations for the Martingale project and \$5,738 in settlement for hillside remediation. Remaining budgeted expenditures from this account are landscaping, irrigation, legal fees related to CCR changes, and the Martingale entryway and hillside remediation projects.

The current balance in the Reserve Account is \$12,867. Projected expenditures are \$5,000 for fence maintenance and repair. We hope to offset part of this by utilizing volunteer labor.

The current balance in the Reserve Deposit Account is \$51,089. Total Reserve Fund balance is \$63,956.

Action items:

Pay current property taxes - \$30

Pay OWSI surcharge \$135.81 per meter x 15 meters = \$2,037

Prepare FY 25-26 Budget – a workshop budget will be held in April. Final budget approval at the annual meeting.

A 5% dues increase is anticipated for next year due to increases in the new Pacific Landscaping contract. An alternative option would be to reduce or eliminate landscaping services to reduce costs. The potential for more than a 5% dues increase exists if Board positions are not filled and a management company is required for HOA operations.

Per the CCRs, the Board may increase the dues up to 5% without a vote from the community. An increase over 5% would require a vote of the community or a special assessment.

January Landscape Report – Rick Stafford

Pacific will begin the process of turning on the irrigation system for this coming watering season the week of March 17th. Board members and workers in orange will be inspecting the system in your pods. Watch out for sprinklers coming on in your yards. If you have any irrigation heads that need to be adjusted or turned off, please contact Rick or Danny.

January VMC Report – Rick Stafford

Town and Country tree service has finished this year's hawthorn tree thinning, shaping and storm clean up. Expense related to storm damage was \$1,500.

The design work for the entrance to Martingale is underway. The total estimated cost for three design consultations is \$600. It is anticipated that this work will start in late April.

Incorrect trees for the planned hillside remediation were received by the Bainbridge nursery. The proper trees have been ordered, and we will begin the project as soon as they are available. The estimated total cost (materials and labor) for the project is \$3,000.

Danny and Ray have completed inspection of the fences in the Village. There are about 25 fence posts and 6 mailbox posts that need to be replaced. Mailbox posts will be prioritized followed by fence posts over the next two years. This item is included in the Reserve Fund. We will get some estimates for this work. If anyone is interested in helping with this project, please contact Danny Graham.

Danny and Ray are creating laminated cards for each irrigation control station. Detailed zone information on these cards will assist the inspection crew from Pacific Landscaping.

January ARC Chair Report – Eric Salmassy

No new ARCs have been received since the last Board meeting.

BVA/TLA tree trimming agreement update – the intervillage Memorandum of Understanding and new review process for ARCs will be presented at a community meeting to be held in April. Final Board approval vote is scheduled for the May BOD meeting. The goal is to implement the new process for any intervillage ARCs submitted after June 30th (end of BVA/TLV tree trimming moratorium).

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

Pond mowing will be delayed until June, with a second mowing in the fall if needed. The geotech survey is pending - date TBD. Doug reminded homeowners that pond expenses are shared by Bayview and Teal Lake Villages.