

**Bayview Village Association
Board of Directors Meeting
May 14, 2025
Unapproved**

Call to Order: A regular meeting of the Bayview Village Homeowners Association (HOA) was called to order by President Doug Hewett at 10:02 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, Kurt Mackes, Rick Stafford, Yvonne Hewett, and Carol Mackes, and Eric Salmassy.
Absent: Danny Graham.

Guests: John Durgin, Michael Chamberlin, Karen Griffith, Judy McKay, Mike Bainter, and Tink Green.

Approval of Minutes:

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

Officer Reports – see Addendum

Old Business

See agenda items under New Business.

New Business

1. Mariner Pl tree planting – Doug reviewed the need to submit any work to be done in the Village. If you are uncertain on whether an ARC is needed, please contact any Board member.
2. Review and vote for proposed increase in BVA FY 25/26 Dues. Motion by Eric to approve a \$40/quarter increase (from \$760 to \$800) for FY25-26. Second by Kurt; unanimously approved by the Board members present.
3. Presentation and vote to approve June 10, 2025 Annual Meeting packets. Homeowners should receive these packets by mail the week of May 19th. Motion by Yvonne to approve the Annual Meeting packet. Second by Carol; unanimously approved by the Board members present.
4. Possible sink/depression area behind 171/181 Windrose (located in common area). The next Board will follow up on this issue to determine course of action.
5. ARC for 81 Mariner Place – tree trimming. Carol and Kurt recused themselves from this vote. Motion by Eric that the ARC be approved. Second by Rick; approved with four votes in favor and two abstentions.

6. BVA/TLA tree trimming agreement update – review and vote – motion by Yvonne that these agreements be approved. Second by Kurt; unanimously approved by the Board members present.
7. Second reading of proposed BVA Rules and vote – proposed rules reviewed. Motion by Eric to approve proposed rules. Second by Carol; unanimously approved by the Board members present.
8. Final review of proposed FY 25/26 Budget – motion by Carol to accept FY 25-26 budget for presentation to the Village at the Annual Meeting in June. Second by Yvonne; unanimously approved by the Board members present.

Homeowner Comments/Questions: Homeowner comments regarding dues increase, projected FY 2025-26 budget, and proposed rules reviewed and addressed by the Board.

Next Board Meetings (meetings at the Bay Club)

- **BVA 2025 Annual Meeting at the Bay Club Auditorium**
- **Tuesday, June 10th, 1 – 4 PM**
- **Refreshments provided**

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

Submitted by

Yvonne Hewett, Secretary,
Bayview Village Association

ADDENDUM – OFFICER AND CHAIR REPORTS

May Treasurer's Report – Kurt Mackes

All fourth quarter dues have been received. The current balance in the operating account is \$36,352 as of 5/13. The current balance in the Reserve account is \$12,871. The current balance on the Reserve CD account is just under \$51,400, for a total Reserves Fund balance of \$64,000.

By law, the association can transfer a maximum of \$18,100 from the operating account into the Reserve Fund this year. After outstanding invoices for irrigation system maintenance, Martingale project design, water and electricity are paid, the remaining balance in the operating account will be less than the maximum allowed and will be moved into the Reserve Account at the end of the fiscal year (June 30th).

The incoming Board will need to decide whether or they wish to roll over the existing Reserve CD Account or invest the funds elsewhere.

Action items:

The proposed budget for FY 2025-28 has been completed and will be considered by the Board today for submission to the Village for a vote at the Annual Meeting.

I will be helping with the transition to the new Board Treasurer.

May Landscape Report – Rick Stafford

Pacific has finished its pre-season irrigation inspection. We will be spending about \$6000 for repairing and resetting the system. Remember that the system will come on in your pods later on Thursday mornings so that you can spot and report any problems.

There are many sprinkler heads in your lawns, especially along walkways and driveways. Please be careful not to drive on the grass when entering and exiting your property and communicate this to your contractors as well. Repairs to the irrigation system are expensive! Any damage by contractors will be billed to the homeowner.

We are completing irrigation repairs on the system today.

May VMC Report – Rick Stafford

We are waiting for the complete landscape plan for the entrance to Martingale from Bart Berg Landscape Architect. We hope to have the hillside ready to plant by June. We will hire workers to prepare the soil and dig holes for the new plants. Members of the VMC and village volunteers will do the planting of the new bed again this year. When we receive the plan, we will schedule a meeting at the Bay Club for homeowners to review and comment on the design. We will also ask for donations to help pay for the required plants.

VMC members have been busy updating planting beds in the Village this last month. You might notice the orange flags are missing from the hillside at the entrance to Windrose. The vinca root mat that we hoped would grow on the hillside did not flourish last year. The flags were to mark plants that were alive but not showing. This spring we added new larger vinca starts between the flags hoping that last year's plants will revive and join the new plantings. In other beds, we have replaced plants that "failed to thrive."

May ARC Chair Report – Eric Salmassy

We approved two ARC requests last week, and one have more to be approved today. The two approved ARCs have been forwarded to SBCA for final approval (installation of solar panels on Martingale Place and removal of two hawthorn trees on private Mariner Place property).

The TLVA /BVA joint agreement (Memorandum of Understanding) for processing tree trimming requests has been completed. The final signed agreement will be emailed to BVA homeowners.

A Bayview Village working group has also updated our internal process to communicate such requests to homeowners in the Village. This document will also be emailed to BVA homeowners.

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

I have been digging & weeding the "around the Pond" Vegetation and Jim will fix our weed whacker so I can do more. Even without me, the vegetation is not rampant this Spring. I am hoping to cancel this Spring Mow (I haven't heard from Steve yet) and use that \$2000 to have Steve do as much as it's worth to protect the Storm Water pipes. He has not given me any estimates for "what price" for "what work" on that issue. But if we can get a start to protecting the pipes, then we can build on that for the next couple years until we have a consistent economical prevention plan.

When Jim and I are back from Alaska, late May, I will be setting a plan for a Kayak/ Dinghy party to inspect water levels & muck levels in all areas of the Pond. This will become a yearly Statistical data set, useful for knowing when we need to dredge. (It may also yield a way to reduce cattail growth, and lessen the frequency of dredging, but that's not as likely.)