

**Bayview Village Association
Annual General Meeting
June 10, 2025
Unapproved**

Call to Order: The annual meeting of the Bayview Village Homeowners Association (HOA) was called to order by President Doug Hewett at 1:06 PM. This meeting was held at the Bay Club.

Quorum: A Board quorum was established with members of the Board of Directors present: Doug Hewett, Rick Stafford, Yvonne Hewett, Kurt Mackes, Eric Salmassy, Danny Graham and Carol Mackes. A membership quorum was established with 39 out of 55 Association homeowners submitting ballots.

Approval of Minutes: Motion by Carol that the minutes from the 2024 Annual Meeting held on June 11, 2024 be approved without correction. Second by Kurt and unanimously approved by the Board members present.

New Business:

President: John Durgin
Vice President: open
Treasurer: Eric Salmassy
Secretary: Eric Salmassy/John Miller
ARC Chairs: Valerie Bartholme/John Miller
VMC/Landscape Chair: Rick Stafford

Homeowner Questions/Comments:

Homeowners reported transient brown water, brown ice, and pressure drops following the ice pigging process. Homeowner asked about upcoming expenditures from the Reserve Fund and the potential for special assessments. Short term expenditures from the Reserve Fund will be related to pond and fence repair. Lynne provided clarification regarding future pond expenses. Both items will be reviewed during the on-site Reserve Study visit this fall.

Meeting adjourned at 2:10 PM.

Submitted by

Yvonne Hewett, Secretary,
Bayview Village Association

Officer Reports:

President's Report – Doug Hewett:

- 1) Thank you to the current Board members for your amazing support and volunteer work for the Village this year. It was an amazing team and you are all now family. We worked through some very difficult challenges as a team – couldn't have done it without each one of you.
- 2) Congrats and thank you to the incoming Board members. The Village is honored to have you step up as Board volunteers. The current Board wishes you a very quiet year!
- 3) Thank you to the entire Village for your support and input this year. We've had some good feedback from the Village on many different topics. While it's always difficult to please everyone, the current Board tried in all cases to find an acceptable equilibrium.
- 4) **Basically, thank you to everyone!**
- 5) FY 2024-2025 Major Board Accomplishments
 - a) Updated corrected CC&R Amendments from 1990s – held a vote, and had the revised Amendments recorded with Jefferson County and added to the BVA website.
 - b) Completed the Hillside Remediation Funding Project. Received just over \$7,000 in remediation funds plus credit from the tree company. Some funds have been spent on replacement Hillside plants. The remainder is available in case this summer's Pond/Hillside Geotech Report recommends additional plantings to ensure hillside stabilization.
 - c) Updated BVA responsibilities in the CC&Rs. Held votes on same. All recommended changes were approved by the Village and recorded as Amendments to the CC&Rs with Jefferson County. Copies of the Amendments are on the BVA website.
 - d) Updated tree trimming for view agreement with Teal Lake – thanks to Eric for good work here.
 - e) Thanks to good work by Lynne for locating the missing two access points for the Mariner storm drain.
 - f) Implementation of a basic set of BVA Rules to provide future Boards with graduated tools.

g) Also – much good work in Treasurer, VMC, Landscaping, and Irrigation areas. I will let those Chairs address this.

- 6) Approved Exterior Paint Colors (7/11/02) are now on the website (CC&Rs webpage). Not required to buy the Sherwin Williams paint formulations but other brand paint must match these colors. Any change from the approved exterior colors requires an ARC.

The following paint names and numbers are the colors for Sherwin Williams Super Paint.

Sahara Sand S/W #2213 (latex)

Mariner houses #21, 31, 41, 51

Windrose houses #81, 101, 121, 131

Martingale houses #121, 123, 125, 127, 171

Colonade Grey S/W #2136 (latex)

Mariner houses #101, 111, 120, 121

Windrose houses #41, 51, 61, 71, 181, 191, 201, 211

Martingale houses #91, 93, 95, 97

Gobi Biege S/W #2024 (latex)

Mariner houses #61, 71, 91

Windrose houses #141, 151, 161, 171, 221, 231, 241, 251

Martingale houses #71, 73, 75, 77

Topside houses #53, 71, 73, 81, 83

Monsoon S/W #1190 (latex) This is an interior paint, an exact match exterior paint would have to be custom mixed ie S/W #2350 to match #1190
Mariner houses #40, 50, 60, 70, 80

White Organdy Trim S/W #1641 (latex)

Windrose houses #41, 51, 61, 71

It appears that S/W #1641 is an interior paint, the closest ready mix exterior paint is Creamy White S/W #2445. In the interest of conformity and ease of matching the color in the future these four houses may wish to use S/W #2123 as their trim color. (see below)

White Trim S/W #2123 (Super Ext.Flat White Latex) For all homes other than the four on Windrose mentioned above.

7) Current BVA Infrastructure Responsibilities – updated List included below.

**Bayview Village Association
Infrastructure Responsibilities - 2025 and forward**

(*) denotes a Reserve component

(#) denotes an Operations component

- 1) * **Fences between homes**
 - maintenance (cleaning, painting) and repair
- 2) * **Fences (long fences in front of quads)**
 - maintenance (cleaning, painting) and repair
- 3) # **Irrigation** maintenance, repair, and operation (including water)
- 4) # **Landscaping** including mowing, hedge trimming, and bed maintenance
- 5) # **Landscape** - entryway and common area bed planting and maintenance
 - Mariner, Windrose, Martingale, Topside
- 6) * **Bayview Village signs at Windrose and Mariner**
 - maintenance and repair
- 7) * **Quad courtyards common driveways**
 - (maintenance and replacement)
- 8) # **Pond maintenance**
 - mowing, oil separator and overflow checks
- 9) * **Pond regulatory and infrastructure**
 - 5 year drainage pipe checks
 - 10 year Pond and hillside Geotech Report
 - Infrastructure maintenance (weir, overflows, dredging)
- 10) * **Mailbox Kiosks**
- 11) * **Storm Drains and Sewers from where three or more Private Lot
 Storm Drains connect to main pipes to the Pond or 3 or more
Private
 Lot Sewer lines connect to OWSI sewer lines.**

Treasurer's Report – Kurt Mackes:

As of May 31st, the balance in the operating account was \$34,009.25. Available cash as of June 6th was \$26,119.25. The balance in the Reserve Account on May 31st was \$12,756.53. There are no outstanding invoices currently encumbered from this balance. The balance in the Reserve Deposit Account currently totals \$51,557.36.

Action items:

1. Preparation for the end of the fiscal year:
 - Finalize and approve 2025-2026 budget.
 - Decision on transferring available funds from the operating account to the reserve account at the end of June.
 - Final confirmation that the HOA is following federal and state requirements to maintain nonprofit status (compliance with the 90-10 rule).
 - Transition to the next treasurer.
2. Help as needed with emailing 1st Quarter 2025-2026 dues invoices at the end of June.

2024-2025 Accomplishments

- The accounting system was again maintained on spreadsheets developed internally. The savings of not using QuickBooks as done in the past were about \$600.
- All bookkeeping was done by the treasurer, which amounted to savings of an estimated \$15,000.
- The books are currently in sync with all bank accounts (Sound Community Bank).
- A special assessment was successfully implemented in December 2024. Revenue from this assessment was used to cover attorney fees associated with the unauthorized tree cutting on the hillside above the pond and revisions of the CCR's. A subaccount was set up within the operating account for it.
- During February, a settlement was reached with regards to invoice 2237 related to unauthorized tree cutting on the hillside above the pond. Proceeds from this settlement (\$4,412.16) are being used for hillside rehabilitation.
- All required state and federal filings were completed, submitted, and received by the appropriate government agency. Filings included:
 - State forms RCW 24.03A & RCW 23.95.255
 - Federal form 1120h
- Budget revisions were made at several points during the year to fine tune the 2024-2025 budget. This strategy helped keep the budget in line and proved useful for decision making related to fiscal control.

- Assessments were provided that evaluated the impact of proposed CCR changes on the HOA budget and federal tax filing status. Proposed changes were voted on and adopted by the community in January 2025.
- The 2025-2026 budget proposal was completed and will be voted on by the Bayview Village Community for adoption in June.

ARC Chair Update – Eric Salmassy:

This year we received 16 ARC requests for a variety of actions including tree and other landscape trimming, removal of damaged trees, installation of solar panels, and painting of a front door. 14 of the 16 ARCs were approved, one was determined to not require ARC approval, and one remains pending due to the moratorium on tree trimming for Teal Lake Village view improvement.

All ARCs that required additional approval by South Bay Community Association's ARC committee were submitted to SBCA, and all were approved.

Landscape Chair Report – Rick Stafford:

The past landscape year was an improvement over the 2023-24 season. Our installation of master shutoff valves in each pod led to significant savings in water costs. The team of Ray Newsome and Dan Graham kept the cost of irrigation repairs substantially lower than the previous fiscal year. The spring irrigation setup this year went fairly smoothly however our coordination with Pacific was hampered by miscommunication with their irrigation Tech staff. We hope to be finishing the spring irrigation setup this week. Please let Dan Ray or myself know when irrigation problems arise.

Pacific did better meeting their weekly work targets in a timely manner this year. They often worked late into Monday afternoons trying to complete their scheduled maintenance. When they were not successful they gave us extra time later in the week. Carlos, the on site supervisor, has been very responsive to remediating problems in a timely fashion and on occasion completing small projects that are “out of contract”. (Like removing a failed landscape shrub which would normally be the responsibility of the homeowner.)

VMC Annual Report – Rick Stafford:

We completed two major village projects this past year. When I say “we” I mean VMC members leading village volunteers in several days of intense shovel work. The turnout of our many village neighbors was very gratifying. As in the previous project on Mariner, the VMC budget paid for the garden bed preparation and most of the plantings were paid for with donations from generous residents.

Windrose received a major refresh on both sides of the Windrose entrance and in three smaller planting beds to the east. After removing dead or failing vegetation the beds were covered with fresh top soil before planting over 100 new landscape plants. We then covered these beds with a layer of fresh compost. Over the winter a few of these plants did not prosper due to normal new plant failure or predation by our local deer herd. We have been replacing and in some cases upgrading these failed plantings. Gardens are an ongoing process.

In the fall a Martingale resident donated six landscape trees to be planted in what used to be considered a common lawn in the middle of the Mariner neighborhood. Again VMC members led a group of village volunteers in preparing the planting holes for these beautiful new trees. The installation was completed in one long day of hard work and satisfying gardening fun.

Our 2025 project at the entrance to Martingale is well underway. As the very large garden bed was on a steep hillside the VMC contracted with a local landscape professional to prepare the site for planting. This preparation included removing three stake bed truckloads of failed plantings and installing 36 square yards of fine compost spread on the site. We will be completing a garden bed plan for replanting the areas where the old tired plantings were removed. We will again be using Bart Berg landscape architect for our overall garden bed plan. We hope to have a plan in hand by mid-July and will begin, as before, fundraising to help pay for the many replacement plants. The VMC will again hope to lead a group of eager gardeners when it is deemed appropriate to install the fresh plants.

Pond Chair Report – Lynne Pihl:

All of our Storm Water features are functioning well. We've achieved better control of the vegetation situations surrounding the Pond and its features, and are in a more efficient mode of maintenance.

POND Surrounding Vegetation Management

The Trails committee has kept the walkway around the pond well mowed, the inner rim of the Pond has a thick bed of blackberry shrubs, and horsetail, but is not out of control. Blackberry shrubs were overgrowing the gravel beds at the 100 year drain and in front of the weir. We have elected to forgo the Spring mow this year, since the early vegetation growth has been unexpectedly slow. I have cleared the growth in the two gravel areas by hand, and we'll mow this Fall a bit earlier than usual, conserving those Spring funds for other work.

A new lock has been fastened on the oil water separator and the sluice gate vaults courtesy of Ray Newson. Also the base of those vaults has been dug out of the ground to make it less vulnerable to strangulation and crushing by tree roots. The informal iris border courtesy of the VMC group, sits behind the vaults to restrict the blackberry overgrowth.

The Weir's side wall has not been fixed yet. The gravel loss is very slight, and the options to fix might best be done when the contractor is performing the next dredge.

POND Interior

Cat Tails are filling the large NE cell of the Pond. Steve Martin of NW Landworks suggests that our Pond has capacity for a lot more cattail growth. Of more concern is how much muck is formed on the Pond's base. When the muck is sufficiently deep, dredging is the solution to clear both the cattails & muck. This is a very expensive procedure, and is mandatory only when water capacity is challenged. Here's the problem, how do we determine the level of the muck?

I am hoping to call out all of our Teal Lake and Bayview kayakers for a muck gauging party. John Durgin has a source for bamboo poles and I'd like to establish muck depths at various set points around both cells as an annual measure. We have in the past dredged the cells separately over a two year period.

STORM WATER PIPES

Steve Martin of NW Landworks has recouped from his hip surgery and is again actively back to work. He has suggested that our best course to control the growth of roots from the Storm Water Pipes is to mow above pipe on the southwestern area of the woods between the trail and Ludlow Bay Road annually. He has seen that the majority of root invasion was in that area with few large trees, but with numerous small Cedar trees growing. Small Cedars seem to be the most aggressive species in that area.

The initial breakdown of approx. 50 Cedars would cost roughly \$8000, and the leveling and clearing of other brush might be another \$7000 or so. He is willing to submit a hard bid. This project would make a permanent change to our trail area closer to Mariner, and we will need to look at a diagram and confer with the Trails committee, and our Mariner folk. John Durgin has some interesting ideas of possibly revising our Pond Trail location.

He suggests that mowing in the NE section of the pipe would be impractical since the trees there are very large and their roots are established, not growing so rapidly as young trees. Any pipe solutions in that area would need to be taken by looking at root damage at those exact locations and dealing with the specific invaders.

Reserve Study

We are due for an on-site Reserve Study this fall. This comes at an appropriate time since the HOA no longer has fiscal responsibility for several of the components which were previously included. As a result, the current amount in the Reserve accounts should fund our Reserves at a higher percentage.