

**Bayview Village Association
Board of Directors Meeting
September 11, 2025
Approved**

The meeting was called to order at 10:10 AM by Eric Salmassy.

A quorum was established with the following board members present:
John Durgin, John Miller, Rick Stafford, Eric Salmassy, Valerie Bartholme

Residents present were:
Jim Edson - Mariner
Ross Blaker - Windrose
Mike Bainter - Windrose

Approval of Agenda: Motion by Eric that the agenda for the meeting be approved. Second by Rick Stafford and unanimously approved by the Board members present.

Approval of Minutes: Motion by John M. that the minutes from the BOD meeting held August 13, 2025 be approved. Second by Rick and unanimously approved by the Board members present.

Reports:

President - John Durgin

Liability Insurance has been settled. Just need paperwork (or pdf) back with the declarations page. Reserve Study (which will be on site this year) has been ordered. The Archives (all 23 boxes!) are almost all scanned and saved in the new on-line archive space. There are just 4 3-ring binders left to scan, but these contain old reserve studies and pond information. There is a vast trove of retention pond information now available in the on-line archive. Also, many government filings are there to see what others have done in the past.

I'd like to reserve some time at the meeting to discuss WHAT should be archived and how we want to do it.

Landscape & VMC - Rick Stafford:

Landscape: We are into fall in the village landscape. We are looking forward to the lawns greening up and the deciduous trees showing their beautiful fall colors.

Our irrigation season is soon coming to an end. The cost of repairs this summer and lost water from leaks has been significantly reduced over past summers thanks to our vigilant irrigation crew.

Town and Country Tree Experts visited the village this past week and propped up the leaning pine tree on Windrose with a large cedar beam notched at the top to hold it in place and keep it from falling. They did a significant pruning to reduce the overall weight of the tree and remove a lot of dead branches. Hopefully residents will see this as an aesthetic improvement in the landscape. The alternative was to remove the tree, grind the stump and replace it with a new tree. The cost of bracing the existing tree was about a quarter of the cost of replacing it.

Also while here they did an insecticide spray on the failing tree at the entrance to Windrose. We are hoping the treatment works as losing this tree would be a significant loss to the community.

The owner, Chris Dahl, of Town and Country was asked to give his opinion of pruning for view the trees at the village entrance and along the hill above Martingale. He felt the trees that had been "crown reduced" in the past appear to be thriving in spite of heavy pruning in the past. He also thought because they had recovered well from the former pruning that they would do well being pruned again. He said the lateral branches resulting from the former pruning could hide future cutting and support the recovery of the trees after future pruning.

VMC: The big Martingale hill project is moving towards the installation of 500 plants. Because the planting is on a steep hillside the committee has decided to hire a professional crew to install the plants. We have been waiting for the end of summer and the beginning of the cool wet season for planting. We are estimating the cost of the plants to be in the neighborhood of \$7000. As in the last two landscape projects will be asking for pledges from village homeowners as soon as we have a final tally.

On a personal note: I will hopefully have ankle replacement surgery this fall and will be indisposed for several months. Jim Edson has volunteered to be "my legs" helping with the Landscape position.

Treasurer - Eric Salmassy

The balance in the operating account as of August 31st (reconciled for outstanding checks) was \$17,556.53. All households have paid first quarter dues, although with two households having paid last year's quarterly amount, leaving a total of \$80 yet to be collected.

Significant expenses paid in August include the bi-monthly water bill of \$5,358.13, annual insurance of \$2,720.00 and landscape design for the Martingale Project of \$1,424.19. Our reserve account savings account balance on August 31st was \$19,265.17, with no reserve expenditures in August.

The Reserve Certificate of Deposit now stands at \$52,056.35.

The annual corporate filing report for the State of Washington, which is due November 30th each year, was filed in August with a \$20 filing fee. Confirmation of a successful filing was received on September 10th.

We had one request from an escrow company for dues information to be provided, but it appears that sale (on Windrose) is not proceeding.

Next up, I will be preparing invoices for the 2nd quarter dues to be emailed at the end of the month, and will also begin working on moving the accounting back to Quickbooks.

ARC - Valerie Bartholme

An ARC was received just prior to the meeting for installation of a generator outside a home on Windrose. The ARC was reviewed and discussed, and was deemed to be complete and requiring no further follow up. A motion was made by Valerie to approve the ARC for submission to SBCA, seconded by Eric, and approved unanimously by the board members present.

New Business:

Pond Mowing: John D. reported that the Fall pond mowing was completed by NW Landworks. The bill has been received for \$2,184.00 and a motion to approve payment was made by Eric, seconded by Valerie, and approved unanimously by the board members present.

Archives: An update to the board on the digital archives by John D. was given, with further discussion moved to a planning meeting after the operational board meeting completed.

Mission/Values: Discussion of the Mission/Values document was moved to a planning meeting after the operational board meeting completed.

Teal Lake tree trimming request:

A recommendation was received from the committee reviewing the request, per our established process, to approve crown reduction of maple trees surrounding 53 Topside (2 on common area) of not more than 1/3 - this would be to match 3 on private property that will also be crown reduced..

The committee also approved the trimming of birch trees along the Windrose entrance.- these trees have been pruned in the past, and our tree expert indicated that another trimming would not be detrimental to the trees' health, and should be continued approximately every three years. No trimming of conifers in that area was recommended.

The committee recommended that no trimming of trees above Topside be approved. There has been too much recent damage from prior pruning (PUD, last year's TLVA topping) impacting the southerly view from the Topside homes, and exposing homes on both Topside and Martingale to a significant increase in traffic noise from Paradise Bay Road.

The committee also recommended a \$500 per pruned tree fee be paid by the requesting TLVA homeowners to BVA for a landscape fund. This fund could be used to begin the process of replacing trees above Topside with ones that will ultimately not block views but still provide privacy and noise abatement for Topside and Martingale.

A motion was made to approve the framework and proceed with the drafting of a response to Teal Lake Village with the recommendations by John Miller, seconded by Eric, and unanimously approved by the board members present.

Adjournment:

A motion to adjourn the meeting at 11:10AM was made by John Durgin, seconded by Valerie, and approved unanimously by the board members present.