

**Bayview Village Association
Board of Directors Meeting
January 13, 2026
Approved**

The meeting was called to order at 1:03 by John Durgin.

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

Valerie received a response from TLVA regarding our response to their tree trimming request. A discussion of the logistics for these requests ensued, pointing back to the Memorandum of Understanding signed in 2025.

Approval of Minutes:

A motion was made by John Durgin to approve the board minutes from 10/14/25 and 11/11/25. The motion was seconded by Eric Salmassy, and was approved unanimously by the board members attending.

President's Report - John Durgin

Our HOA Insurance does not cover residents performing "informal" work for the HOA. In order to assure coverage the Association will maintain a list of ad-hoc working groups and residents involved to formalize things for insurance coverage.

Landscape & VMC Report - Rick Stafford

Landscape:

Pacific will be doing bed work, pruning, edging and cleaning our yards this winter. They will resume mowing lawns around March 1st depending on weather.

I would like to move \$6000 from irrigation repairs to VMC for winter tree pruning.

I would like the board to approve up to \$7000 from reserves for entrance lighting and sign cleanup along with pressure washing the fences.

I suggest we put a low fence around the low drainage area behind Alex's house to keep her and her dog from slipping down the hill.

I think we should bury the black pipe at the east end of Windrose.

The VMC will be working with Town and Country Tree Experts pruning the hawthorn and birch trees.

The VMC will be rehabilitating the beds at the entrance to Topside this coming year. If you have suggestions you would like to see please contact members of the committee.

Treasurer Report - Eric Salmassy

The balance in the Sound Community Bank operating account at 12/31/2025 was \$5,415.72, with no outstanding checks. The Money Market reserves account balance was \$64,599.03, which includes the proceeds from the CD which matured in December. We are waiting to determine cash flow needs for the reserves before moving any money back into a termed account.

Dues invoices for the January to March 2026 quarter were sent on January 1st.

The QuickBooks implementation has been completed, and new financial statements created. One of the options that QuickBooks offers is for automated payments from our homeowners. Credit/debit card fees are a bit pricey at 2.5%, but ACH transfers can be done with a 1% fee, paid by the HOA. I'd like to survey the membership to see if there is any interest in this being offered.

The saga with the IRS continues. We just received the latest communication with a balance due of \$60.33, consisting primarily of a failure to file and failure to pay penalty, despite all of the documentation having been sent to the IRS, twice, showing the filing and payment were both timely. Maybe the third time will be the charm.

ARC Report - Valerie Bartholme

No ARC requests were received over the prior month.

New Business

New State Law impacting Homeowner Associations

John Durgin provided an in-depth overview of the ramifications of the new state law RCW 64.90. Changes cover a variety of areas including Meetings & Transparency, Elections & Voting, Enforcement and Due Process, Financial Transparency, and Committees & Architecture.

A PDF copy of this slide deck will be available on the BVA website.

After the overview, John Durgin made a motion entitled 'Implementation of Washington HOA Law Changes (RCW 64.90)". John Miller seconded, and the motion was approved unanimously by the board members in attendance.

A copy of the full resolution will be available on the BVA website.

Rick Stafford requested approval to spend up to \$10,000 on all tree trimming for the winter, allocating \$6,000 from the Irrigation Maintenance line item to cover any shortfall in VMC budgeted funds for this purpose. John Durgin made the motion, Valerie Bartholme seconded, and the motion was approved unanimously by the board members attending.

Rick also requested approval for spending up to \$7,000 for entrance lighting, and sign cleaning and painting. This request was deferred until further discussion of needed reserve fund spending was completed.

Landscape/Irrigation services Requests for Information

John Miller provided an update on the RFI process for Landscape and Irrigation services for the upcoming fiscal year. Rick has agreed to be the contact person for contractors wishing to visit the property to prepare a bid. The deadline for responses is February 25th.

A motion to adjourn was made by Eric Salmassy, seconded by Rick Stafford, and passed unanimously by the board members attending. The meeting was adjourned at 1:20 PM.