

**Bayview Village Association
Board of Directors Meeting
April 14, 2026
Approved**

The meeting was called to order at 1:02 by John Durgin.

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

Member Comments:

No member comments were presented.

President's Report - John Durgin

Most of my report will be included in the legal compliance report.

Note: We have had a few complaints about dogs running loose (i.e. not on leash). This type of thing is an issue for Jefferson County Animal Control, not the HOA. I am advising anyone who has this complaint to contact Animal Control.

Landscape & VMC Report - Rick Stafford

April Landscape Report:

VMC Report:

Next Tuesday we are scheduled to receive a moss treatment for the lawns. This iron based spray is not poisonous however you should be aware that your pets can carry the iron into your house if they spend time on your lawn.

Our lawns are greening up beautifully with our fine spring weather. As the spring turns to summer parts of our lawns tend to brown up. At this board meeting we will be discussing doing a lawn aeration for the whole village. This process will help water penetrate the drying lawns during the hotter months. It should result in fewer brown areas and reduce wasted watering runoff.

Board members will be meeting with supervisors of Pacific Landscape to discuss next year's contract. We will discuss the use of pesticides on our property along with the quality of their shrub pruning. If there are other concerns village homeowners have please share them with board members in the next week.

Treasurer Report - Eric Salmassy

For the nine months through March, we are running a favorable variance of \$4,195.32 against the budget in the operating fund. Our only significant budget overage is in the Utilities category, an unfavorable variance of \$3,040.18, primarily due to water. We also have an unfavorable variance in Administrative expenses as we have engaged with our attorney to confirm compliance with the new state law covering homeowner associations.

As of March 31st the reconciled bank balances (after outstanding checks) were \$30,069.83 in the operating account, and \$70,395.67 in the reserves money market.

Quarterly assessment invoices were sent out on March 16th, bringing us into alignment with South Bay Association's timelines for reminder invoicing two weeks prior to the assessment due date, which is six weeks before the delinquent date for unpaid assessments.

As of today (April 14th) we have 12 residents who have not yet paid their April to June assessments. The past due date is April 30th.

ARC Report - Valerie Bartholme

The ARC requests for trimming the five Maples near 53 Topside has been completed. Teal Lake residents have reimbursed us for the cost of the trimming, plus \$500 per tree to fund landscape improvements. Some discussion ensued regarding how those funds will be tracked and used. No final decision was reached other than generally for landscape improvement.

A second request for the three Birch trees near the Windrose entrance is awaiting estimates. There is still a question as to whether a permit will be required to remove the trees. A community meeting will be scheduled to obtain resident feedback about the potential removal of three or four of the birch trees.

Some inquiries about impending requests came in, but Valerie and Dan Graham walked around and determined that items in question did not require an ARC.

Approval of Minutes from March Meeting:

A motion was then made by Rick Stafford to approve the minutes. The motion was seconded by John Durgin and approved unanimously by the board members present.

New Business

Committee Updates:

Monuments, Lighting & Mailboxes - Rick Stafford:

Ray Newson and Dan Graham found a way to get electricity to the monument lights near the upper Bayview entrance. Kudos to them for their efforts. Ray can be reimbursed for expenses if receipts are submitted.

Legal Compliance - John Durgin:

The legal compliance group has finished work on the Bylaws. A better understanding has been gained into the relationships and hierarchies between Master Declarations, Supplemental Declarations, Bylaws and Rules. During New Business a motion will be made to submit these revised Bylaws to our attorney for review. CCRs cover the rights of the owners/members, and Bylaws cover the responsibilities of the board.

Village Engagement - Rick Stafford:

No update this month.

Pond Maintenance - Lynne Pihl via John Durgin:

The current project to be attended to is root raking the pipe field. Our bid is for \$10,000 until May 1st, then \$12,000 after. A motion was made to proceed with the project by John Durgin, seconded by Valerie Bartholme, and approved unanimously by the board members present.

A discussion ensued about utilizing neutered carp in the pond to consume the vegetative material as a way to mitigate some of the dredging requirements. More information will be gathered on this.

Driveway Sealing - Valerie Bartholme:

More discussion about the options we have for driveways occurred. Valerie had concerns about the vendor who proposed resealing all quads for \$25,000. A motion was made by Eric Salmassy to approve spending \$5,000 to perform crack repair on all shared asphalt driveways while planning for full resealing over the next several years. The motion was seconded by Rick Stafford and approved unanimously by all board members present.

Fence Repair & Maintenance:

A proposal for pressure washing and painting the HOA managed walls and monuments. Eric Salmassy made a motion to spend approximately \$3,500 from reserves to pressure wash and paint the fences.

Financial Records Auditability - Eric Salmassy:

Eric is still in the process of locating a local CPA firm to perform a financial audit.

Old Business

A motion was made by Eric Salmassy to schedule a community meeting to present the Teal Lake request for removal of several birch trees near the Windrose entrance. The motion was seconded by Rick Stafford, and approved unanimously by all board members present.

New Business

A motion was made by John Durgin to forward our draft of revised bylaws to our attorney for review, expecting fees to be approximately \$2,000. The motion was seconded by Valerie Bartholme and approved unanimously by all board members present.

A motion was made by Eric Salmassy to spend approximately \$5,500 to aerate the grass in the community, with the expectation that this will improve water saturation and result in lower spending on water over the upcoming seasons. The motion was seconded by John Durgin and approved unanimously by all board members present.

John Durgin will schedule an informational community meeting about the revised bylaws.

The meeting was adjourned at 2:59 PM.