

Bayview Village Association
Board of Directors Meeting Minutes
Regular Meeting — August 11, 2026

UNAPPROVED

Call to Order

The meeting was called to order by John Durgin, President.

Roll Call

Present: John Durgin (President), Eric Salmassy (Treasurer), John Miller (Board Member), Valerie Bartholme (Board Member / ARC), and Jim Edson (Pond Committee Member).

Member Comments

A resident asked about pink ribbons marking trees and vegetation on the hillside near Merritt Place/the pond area; it was explained that the markings relate to a pending ARC request for limb and vegetation removal, to be finalized following Fire Marshal guidance. A resident also raised the condition of the pond's east-end access area, which is addressed under Committee Updates below.

Revise and Approve Agenda

The agenda was amended to add two New Business items: (a) approve funds for the first quarter of the Dredge Project, and (b) Fire Marshal recommendations. The amended agenda was approved by consensus.

Approve Minutes

The minutes of the July 14, 2026 meeting were approved unanimously, subject to any final correction Valerie B. may submit regarding an attribution.

The minutes of the Board's special meeting held earlier in August 2026 were approved unanimously as corrected (a comment regarding pond maintenance options was corrected to reflect that it was made by Lynn).

Reports

President — John Durgin

- The Board's attorney provided a revised draft of the Bylaws to bring the governing documents into compliance with RCW 64.90.
- The Board is participating with an inter-association group to commission a shared, 64.90 law-compliant CC&R template at an estimated cost of approximately \$1,300 for the initial draft.
- No progress was made on HOA policy documents this past month.
- The Board continued testing the AI-assisted transcript-to-minutes process used to produce these minutes.

Landscape — Rick S. / Dan Graham

No report was given.

Treasurer — Eric Salmassy

- Reported minor July budget overages: insurance \$115 over budget; annual meeting expenses \$32 over budget.

- The irrigation repair budget is nearly depleted, with approximately \$1,400 remaining.
- As of July 31, reconciled balances were \$18,126 in the operating account and \$66,621 in reserves.
- Quarterly assessment invoices were mailed June 16 in accordance with the updated collection policy; all assessments have been received and deposited.
- A simplified monthly financial reporting statement was created for the Board.

ARC — Valerie Bartholme

- Budget information was provided to a resident inquiring about a potential ARC submission; no application has been received to date.
- No other ARC applications were received this period.

Committee Updates

VMC

No committee update was given.

Detention Pond — John Miller

- The Committee is awaiting a start ("go") date for the dredging project; a member notification flyer is being prepared for distribution once the date is confirmed.
- Work began on a spreadsheet projecting future pond-related reserve expenditures.
- The Committee reviewed options for securing the pond's east-end access point and selected a plan using heavy-duty T-posts with 4-foot welded-wire fencing.

Motion: John Miller moved to authorize up to \$300 to repair/secure the pond's east-end gate/opening.

The recording does not clearly identify who seconded this motion; the Secretary should confirm.

Motion carried unanimously.

Work Group Reports

Legal Compliance — John Durgin

Covered under the President's Report, above.

Driveway Sealing (Shared Driveways) — Valerie B.

A signed contract is in place with the sealing contractor; work is scheduled for September.

Monuments, Lighting & Mailboxes

- Monument cleanup and painting were completed.
- Lighting in the upper area was completed; lower-area lighting was not pursued due to cost.
- The Board determined mailboxes are not addressed in the CC&Rs and removed "Mailboxes" as a standing work-group item; mailbox upkeep will continue to be handled informally by homeowners.

Fence Repair & Maintenance

- Pressure washing of the fences was completed; one section was noted as possibly needing further repair.

Old Business

Motion: John Durgin moved to authorize the Treasurer to transfer \$5,000 from the VMC budget to the current-year Irrigation budget. Seconded by John Miller.

Motion carried, 3–1.

The Board discussed designating budget owners for major spending areas (Landscape, VMC, Irrigation, Pond/Reserve). No decision was made; the matter was deferred.

New Business

Dredge Project — First Quarter Funding

This item was previously approved at the Board's special meeting earlier in August 2026 (contract with JT Industries, approximately \$13,500 for the first quarter; full project quoted at approximately \$54,000; funded from reserves). No further action was required at this meeting.

Fire Marshal Recommendations

John Miller presented a summary of wildfire-preparedness recommendations from a site meeting with the county Fire Marshal, covering home-hardening measures (gutter maintenance, vegetation clearance, combustible-material storage, vent screening) and common-area measures (canopy clearance for evergreens, defensible space, twice-yearly firebreak mowing). Informational report; no motion made.

Extend Entrance to Pond (Pond Committee)

See motion under Committee Updates — Detention Pond, above.

Adjournment

John Durgin moved to adjourn the meeting. Seconded by Eric Salmassy. Motion carried unanimously. The meeting was adjourned.