

Bayview Village Association
Board of Directors Meeting Minutes
Operational Meeting — September 8, 2026

UNAPPROVED

Call to Order

The meeting was called to order by John Durgin, President, at 1:03 p.m.

Roll Call

Present: John Durgin (President), Eric Salmassy (Treasurer), John Miller (Board Member), Valerie Bartholme (Board Member). Not present: Rick Stafford (Landscape/VMC); Dan Graham reported on Landscape/VMC matters in his absence.

Member Comments

Lynn Pihl, a resident, presented on a multi-year hillside tree-thinning and view-restoration project near her home, conducted under an existing county permit (originally issued in 2019) allowing removal of up to 25% of trees in the affected stand every two years. She is finalizing arrangements with an arborist and a tree-service contractor to identify specific trees for removal or crown reduction, and plans to mark selected trees for community visibility before work begins.

In response to questions, President Durgin reported that the county confirmed geotechnical reports remain valid for five years, and that the community's 2019 permit for this work will need to be renewed.

Revise and Approve Agenda

Valerie Bartholme requested adding a hillside stability item to New Business. The agenda was approved as amended by consensus.

Approve Minutes

Approval of the August 11, 2026 minutes was deferred to a future meeting.

Reports

President — John Durgin

- The reserve study is nearing completion and will be circulated to the Board for review.

Treasurer — Eric Salmassy

- Reported minor insurance-related budget items for August, with no further overages expected in that category this year.
- The irrigation maintenance budget has been fully spent for the year; the \$5,000 transferred from the Landscape/VMC budget at the prior meeting is being held for spring startup needs or emergencies.
- Reconciled balances: \$20,873 in the operating account and \$53,081 in the reserve money market account.
- Reimbursement for a neighboring association's share of the pond dredging project deposit has been received and deposited.
- The August water bill reflected the first full two-month irrigation period of the year; usage was approximately 5% below and cost approximately 3% below the same period last year.

- Quarterly assessment invoices are being prepared for mailing on the 15th, in accordance with the updated assessment collection policy.
- Will be completing this year's Washington Secretary of State renewal filing and the association's annual federal tax return by September 30.
- Resolved a long-standing IRS inquiry regarding an alleged late 2024 tax payment; the payment was confirmed timely and all associated penalties and interest were abated.
- Durgin and Salmassy confirmed that Article 5.2 of the CC&Rs supports the association's landscaping work on private property under qualifying circumstances, resolving a previously identified compliance question.

VMC / Landscape — Dan Graham (on behalf of Rick Stafford)

- Landscaping service was less consistent over the past several weeks due to reduced contractor staffing; steps were taken to keep mowing on schedule.
- Water usage/cost for the recent billing period was down from an unusually high prior-year period; the cause will be investigated.

Pond Committee — John Miller

- The pond dredging project is complete; the contractor's work was completed in record time. Miller thanked Pond Committee members for their efforts.
- Attended a multi-association pond/stormwater coalition meeting with neighboring communities.
- A new steel reference pole has been installed in the pond, marked at the 25-year and 100-year drain elevations, to establish a baseline for future sediment-depth measurements.
- Algae and debris were removed from the pond as part of the dredging work.
- The Committee is evaluating options, including a rotating multi-year catch-basin cleaning schedule and potential aquatic vegetation management measures, to reduce the frequency and cost of future dredging; no decisions were made on these items.

ARC — Valerie Bartholme

- The Board approved, by unanimous vote, an ARC request to prune a Hawthorn tree at 81 Mariner Place located on HOA common land bordering the property; the requesting homeowner will bear the associated cost.
- The Board reviewed community-notification requirements for a previously approved tree removal/replacement project in the same area and agreed to provide a public comment opportunity at the next board meeting rather than scheduling a separate stand-alone meeting.

Working Group Updates

Legal Compliance — John Durgin

No further progress to report; Durgin plans to meet with the working group before proceeding further with the attorney on CC&R wording.

Driveway Sealing (Shared Driveways) — Valerie Bartholme

No update was given.

Monuments, Lighting & Mailboxes — Dan Graham

No action was taken; the Board reaffirmed that mailboxes are not an HOA responsibility, and monument/lighting items were deferred pending Landscape/VMC capacity.

Fence Repair & Maintenance — Dan Graham

One fence section still needs paint following pressure washing; Dan Graham will arrange for the work to be completed.

Financial Records Auditability — Eric Salmassy

No report was given.

Old Business

No old business items were raised.

New Business

Community Limited Commons Changes: ARC or Board Process?

The Board discussed whether changes to HOA-owned common areas (e.g., vegetation or landscape work on association property) should be processed through the standard ARC procedure or a separate board-managed process with community notification. No decision was made; President Durgin will develop this further as part of an internal board policies and procedures reference.

Brush Clearing — Routine Maintenance?

The Board discussed a proposed recurring, multi-year, zone-based hillside brush-clearing program to address fire risk and hillside maintenance responsibilities. No decision was made; scope and cost will need to be defined before this can be considered for a future budget.

ARC Requests — Valerie Bartholme

Addressed under the ARC Report, above.

Discussion — Anchoring Hillside

The Board reviewed the community's documented history of hillside landslide activity (approximately seven prior events, most occurring in the early 1990s, with none reported since) in the context of ongoing hillside management planning. No action was taken.

Pond Committee — Motion to Block Access to the Weir

Motion: John Durgin moved, on behalf of the Pond Committee, to authorize barricading/signage restricting public foot access to the pond's weir crossing. Seconded by Eric Salmassy.

Motion carried unanimously.

Adjournment

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