

Bayview Village Homeowners Association
Board of Directors' Meeting Minutes
June 2, 2021

Call to Order: A regular Board of Directors (BOD) meeting for the Bayview Village Home Owners Association (HOA) was called to order by President Mary Beth Neill at 4:31 PM. This virtual meeting was held via Zoom.

Quorum: A quorum was established with the following members of the Board of Directors present - Mary Beth Neill, Judy McCay, Mary Baker Anderson, Gary Bequette and Frank Ricco. Absent were Nick Urum and Greg Pena.

Meeting Guests: Brinton Sprague, Pat Lohrey, Lynne Phil

Approval of Minutes: The minutes of the May 5, 2021 BOD meeting were approved as submitted - moved by Mary Anderson, seconded by Frank Ricco.

Officer and Committee Reports:

President Mary Beth Neill: The theme for the BOD meeting this month is "Vision" – the importance of having clear vision behind and ahead of you. Mary Beth shared a quote by Jonathan Smith: "Vision is the art of seeing what is invisible to others." Homeowners need clear vision from the BOD, both near term and long term, to facilitate sound decisions. Mary Beth reviewed the agenda for the Annual Meeting on June 23rd.

Treasurer Mary Baker Anderson: Mary stated that the biggest change in the May Financial Statement of Activity is that we are now appropriately paying for the maintenance of HOA assets from the Reserve Fund versus the operating budget. Teal Lake Village will be sending us their share of the cost of repairing the pond berm this month. The amount of \$25,000 has been moved from the operating account into the Reserve Fund account this month to support the new method of managing long-term HOA asset expenses. Our new interest generating bank accounts earned \$12 this past month.

Reserve Fund Chairman Brinton Sprague: Brinton briefly identified the topics he will cover at the Annual Meeting including the legal requirement to have a reserve fund, and the work the BOD has done this past year to refine the component list with additional detail on maintenance expenses. The BOD will continue to refine the Reserve Fund during the contracted study year three review culminating in a formal presentation for decision at the 2022 Annual Meeting.

Architectural Review Committee Chair Gary Bequette: Gary reported that there were no ARC requests submitted this month. Mary Beth asked Gary if copies of the approved request are being returned to the homeowner. Gary said he will make sure this happens. He will also check with the contractor who has been hired to do the resealing of the asphalt surfaces in the village to get a start date scheduled for the work. Homeowners will be notified of this work prior to the start date so they can plan accordingly.

Landscape Chairman Nick Urum: Nick was unable to attend the meeting but previously reported that he feels Monarch's current work has been steadily improving since the latest visit from their front office in April. The irrigation system has been turned on and the BOD needs to know what the current schedule for watering in the event that it needs to be adjusted. Monarch is responding to requests from homeowners as they observe the need to have some of the sprinkler heads adjusted or repaired. A point was brought up that there is a water/sewer cost increase proposed by Olympic Water & Sewer and if passed this could drive up our water usage costs significantly for the coming year.

Frank also reported that he talked with the irrigation technician from Monarch and was told there was no need to blow out the system at the end of the season because we don't have freezing temperatures. That will be a discussion point with our current landscape contractor as we have been charged for this service in the previous years.

Judy reported a tree on the hillside above her lot fell down and is lying across a planted bed with a portion of the branches extending into the lawn. Judy will request a bid from a tree specialist to resolve this issue.

A large pine tree on the property on 80 Mariner Place was contracted for removal because they felt it was a danger to their house. It has not been determined if the tree was in the common area or on homeowner property. The homeowners took the initiative to remove the tree at their own expense and the BOD will look into if the tree was on common area or within private property boundary.

Retention Pond Chair Lynne Pihl: Lynne reported that work on the berm will be started by Northwest Tree and Excavation (NWT&E) when the water level is lower. Travis has now received a 50% deposit payment for the work. Some of the spring mowing also has been done. The dump truck and back hoe located on the Mariner Place end of the pond still needs to be removed by NWT&E. The PLVC Trails Committee has been contacted regarding the overgrowth on the trail to the pond but the work may not have been done because of the big equipment still in place at the end of the trail. Lynne will follow up on this.

Old Business

- Review Agenda for Annual Meeting - Mary Beth reviewed the agenda and requested all presenters prepare a report that will be included in the minutes. The President's report was sent out ahead of time to allow more time for agenda items. Proxy ballots will be turned over to Pat Lohrey for counting prior to the annual meeting. Homeowners are asked to return their ballots on or before June 20th in order to establish a quorum.
- Legal Counsel Selection – 2 candidates are still under consideration; interviews pending.

New Business

- The Vegetation Management Committee (VMC) will be scheduling informal village "meet and greet" events to discuss vegetation management issues with homeowners. VMC block captains on each street will be hosting and sending out invitations to

homeowners on their street for a casual meeting to discuss their landscaping ideas for the common areas. The dates are on Fridays, 6/4, 6/11, 6/18 at 4-5 pm. Location to be determined by the block captains.

Patricia Webber will step down as chair of the VMC committee at the Annual meeting; Rick Stafford will take over as new chair after the Annual Meeting. Mary Beth suggested that the chair of the VMC be made a board member-at-large as the connection to the Landscaping, ARC, and budget process is critical. We have up to 9 positions allowed on the BOD per our bylaws. Rick is willing to become a member of the BOD and serve as the uplink for the VMC which is currently comprised of 5 homeowners.

- Landscape Contract proposal - one of the two landscape contractors who submitted a proposal is not viable. The other company has submitted a proposal and under consideration and will be meeting with several members of the BOD to discuss details and specific costs. Frank Ricco followed up on references provided by this contractor and received excellent feedback from all current customers who are similar in scope, complexity, and size to our village requirements.. Further study is needed before a final discussion and decision is made to pursue this company. Mary Beth requested that Mary, Nick, and Frank schedule a meeting with the contractor lead and bring the regional supervisor out to our village to discuss details of expectations and negotiate costs for specific services. Mary Beth emphasized that we will not be looking for a generic bundled contract with hidden fees, rather a pay for performance with customized services that meet our requirements with increased accountability.

Adjournment: The meeting adjourned at 5:59 PM. The next meeting is the Annual General Meeting of the HOA to be held on June 23, 2021 at 3:00 PM via Zoom. The next regular BOD meeting is TBD. An invitation will be sent to all homeowners inviting them to attend meetings.

Submitted by

Judith M McCay, Secretary