

**Bayview Village Association
Board of Directors' Meeting Minutes
(Approved)
June 1, 2022**

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 3:05 PM. This in-person meeting was held at the Bay Club.

Quorum: A quorum was established with members of the Board of Directors present - Mary Beth Neill, Mary Baker Anderson, Nick Uram, Gary Bequette, and Frank Ricco. Board members absent – Judy McCay and Rick Stafford

Meeting Guests: Brinton Sprague

Approval of Minutes: Revisions to May 11, 2022 Board meeting and to May 20, 2022 Special Board meeting minutes were discussed. Motion was made by Mary Beth Neill and seconded by Gary Bequette that the minutes of both meetings be approved as amended. The motion was unanimously approved by the BOD.

Officer and Committee Reports:

President Mary Beth Neill: Mary Beth welcomed guests to the meeting and updated the Board on Candidates for 2022-2023 Board of Directors which includes six returning members – Mary Beth Neill, Judy McCay, Mary Baker Anderson, Nick Uram, Gary Bequette, and Rick Stafford. Paula Waters expressed an interest in serving on the Board and was added to the final ballot which was sent to homeowners in the Annual Meeting packet.

Mary Beth updated the Board on the recent HOA Presidents' meeting hosted by SBCA. She reported that roles and responsibilities of SBCA and BVA with respect to ARC approvals in the common areas were clarified and the Villages have review and approval authority.

The proposal for the renewal of the landscape contract still needs to be reviewed with respect to a few line items that we have updated. Our tree pruning services are not supposed to be included as an expense as we have separated this from the lawn services contract. There is also a question on irrigation expenses that appears in the renewal in light of our recent refurbishment and updating of our system completed in April/May 2022. The BOD will continue to do a line-item comparison of services included in the old and new contract to get a better understanding of coverage and any additional hidden costs before the BOD approves the contract.

Treasurer Mary Baker Anderson: Mary offered to support Nick in scheduling a meeting or call with His Hands management to clarify specific expenses prior to the renewal in August. Mary also reminded the Board of the annual requirement for back-flow testing of our irrigation system and that His Hands was contracted to complete this.

Mary reported that we received an invoice for the remaining balance of the landscaping design services we contracted with Bart Berg in the amount of \$600.00. The Board approved funds for payment in full.

Mary researched additional strategies for earning interest in our accounts and recommended we designate our operating checking account under a non-profit category in order to earn a better interest rate. The Board unanimously approved this motion.

Architectural Review Committee Chair Gary Bequette: Gary reported he received one ARC request which was the formal ARC application from a Teal Lake resident requesting BV trees impeding her view be trimmed at her expense. Town & Country Tree Services has been contracted by the homeowners and will be scheduled in late June. Trimming of the requested area adjacent to Paradise Bay Road has been done in prior years with BV approval at the expense of the Teal Lake homeowners.

Landscape Chairman Nick Uram: The mowing crew was hampered by the very wet month of May. They have fallen behind especially on mowing the slopes. Safety is a big concern. They should be back on schedule by the second week in June weather permitting. Overall, the village turf is looking much improved.

The irrigation is not up and running yet. The system has a couple of areas that need to be fixed including the lack of power at the 41 Mariner clock. Their irrigation specialist could not locate the problem after looking at 2 electrical boxes. Nick is waiting on a call from a separate electrician.

His Hands has informed Nick that some residents are putting plastic plant boxes in the Yard Waste containers and not using compost bags. This presents a big problem with their recycle business. If it continues, they cannot accept our yard waste.

Reserve Fund Chairman Brinton Sprague: Brinton reported that BV has signed the contract with Association Reserves for the coming three years review. He expects the Board to update our reserve study in early fall. The onsite walk around visit will be scheduled for August.

Vegetation Management Committee Chairman Rick Stafford: Received the design from Bart Berg, Landscape Architect. Final plan with visual display will be presented at the Annual Meeting on June 29, 2022.

Rick has requested His Hands to prepare detailed bids for potential projects to refresh HOA beds for future discussion.

The unpruned Hawthorn trees on Mariner Place have burst into new growth and are looking beautiful and like trees!

Pond Chair Lynne Pihl: Lynne was not present but sent an update to Mary Beth. We received preliminary bids from two contractors but there is only one company that has an articulated mower that will meet our needs to trim the pond area to include the inside of the pond banks. The Board will need to review the final estimates once they are received and Mary Beth will ensure that Teal Lake is kept in the loop for budget and timeline of services.

The pond is operating according to design and expectations. The pond committee comprised of Teal Lake and Bayview volunteers is continuing to have meetings to discuss how better to manage pond maintenance and expenses in the future.

Old Business

- Will finalize landscape contract renewal after discussion with His Hands management.
- 2022-2023 Draft Budget proposal was sent out with talking points to all homeowners in the Annual Meeting packet.

New Business:

- VMC presentation at the Annual Meeting will be an introduction and overview for the proposed phased plan. This presentation will be supported by visual displays and a brief question & answer session after the meeting. The VMC recommends conducting a Town Hall meeting in August as a follow-on for discussion of cost and timeline.

Adjournment: The meeting adjourned 4:10 PM. The next BOD meeting will be June 29, 2022 at 3:00 PM. This is the Annual Meeting and an announcement will be sent to all homeowners inviting them to attend this in-person meeting at the Bay Club.

Submitted by Mary Beth Neill for the Secretary Judy McCay.
