

**Bayview Village Association  
Board of Directors' Meeting Minutes  
July 14, 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 4:32 PM. This virtual meeting was held via Zoom.

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

**Meeting Guests:** Brinton Sprague, Lynne Pihl and Tom Kimpel

**Approval of Minutes:** A correction was made to the Special Board Meeting minutes of June 23, 2021. A motion was made by Gary Bequette to approve the amended minutes, the minutes of the June 17, 2021 Special Board Meeting and the minutes of the June 2, 2021 monthly Board Meeting. Mary Anderson seconded the motion and those three set of minutes were unanimously approved by the BOD. Amendments of the minutes of the recent BVA Annual Homeowners' Meeting were discussed. Changes will be made to these minutes and then submitted to the homeowners for approval at the next Annual Meeting June 2022.

**Officer and Committee Reports:**

**President Mary Beth Neill:** Mary said that she had received positive feedback from homeowners regarding the Annual meeting and the new website. Mary Beth raised the issue as to whether we should renew our Zoom license for another year. Most board members felt that a Zoom membership was valuable, especially for traveling board members and committee members so they can attend scheduled meetings. It was decided that the BOD will renew the subscription for the next year and Mary Beth has this for action.

**Treasurer Mary Baker Anderson:** Mary submitted the 2020-2021 year end Statement of Activity to all board members for their review. The fiscal year-end financial report shows expenses were \$1.5K under income. The fiscal year-end financial report shows expenses were \$1.5K under income. An additional \$25,000 from the operating funds was shifted to reserve funds. In the future, expenses that relate to the HOA's long-term assets will be paid from the reserve account rather than the BVA operating account.

**Architectural Review Committee Chair Gary Bequette:** Gary reported that 3 ARC requests have been received. A request from Judy McCay to paint the exterior of her front and back doors dark blue was approved by the BOD. A request from Ron Cox to replace their back deck within the same footprint was approved by the BOD. Greg Pena requested that the HOA top three evergreen trees on the hillside behind their house or approve removal of these trees at his expense in order to maintain their view. A discussion ensued about view maintenance and the recent precedence for approval and responsibility and also whether removing these trees is

a viable option with respect to slope stability. The homeowner opted to withdraw the request at this time pending further investigation into options. The BOD agreed to table this request until the comprehensive plan for management of trees within the Village is developed which is currently being worked by the Vegetation Management Committee.

**Landscape Chairman Nick Urum:** Nick reported that a walk-about will be held this week with His Hands, the new landscape contractor, to review various Village areas and issues to be addressed under the new landscaping contract.

A question was raised about a payment to Monarch back in 2019 to trim birch trees and the work was never completed as promised in 2020 and 2021. Repeated requests to get this work done have failed. It was agreed that a notice of non-performance be sent to Monarch. Nick Urum will draft a notice to Monarch stating that BVA will deduct the amount paid for the removal of the birch trees from the final payment for Monarch's services to be paid at the end of July 2021 at the termination of services.

**Retention Pond Chair Lynne Pihl:** Work has not yet started on the berm as contractor is waiting for water level to subside during this dry season. Partial completion of mowing along the sides of the pond has been done and more will follow.

**Vegetation Management Committee Chair Rick Stafford:** The committee is working on finding a consultant to review the current village common areas landscaping conditions and to provide information for a design to refresh these areas. Attention will be placed on soil and irrigation requirements. The VMC may be suggesting a village work-party to remove the blackberry bushes growing in the hedge at the entrance to Windrose Drive. The next VMC meeting will be held on July 19, 2021 at 4:00 PM.

### **Old Business**

- Asphalt Sealing Project update: Currently underway – should be finished by Saturday, July 17, 2021.
- Martingale Place Drainage Issue update: A report from the survey completed by on July 7,, 2021 by the Stratum Group, the Geo-tech company hired by the homeowners of 123 and 125 Martingale Place to develop a viable solution to the drainage problem on the hillside, is forthcoming and expected in the next 2-3 weeks. When the solution is decided upon, those homeowners will then submit an ARC request to BVA Board for recommendations. That request will then be sent on to SBCA for the final approval before work will begin.

### **New Business**

- New landscape contractor His Hands start-up meeting: Mary Beth Neill, Nick Uram, Rick Stafford, and Dan Graham will meet with the regional supervisor and lead foreman for the crews who will be servicing our village to address previous landscape issues and concerns as we transition to the new contractor. The meeting is scheduled for Friday, July 17, 2021.

**Comments from guests:** Tom Kimple said he liked the website. He expressed concerns about the new landscaping company and what homeowners can expect in landscape care from the new company. More information about this will be provided in village-wide announcements as His Hands begins working. More information to be posted on the website as it becomes available.

**Adjournment:** The meeting adjourned at 6:20 PM. The next BOD meeting will be August 4th at 4:30 PM. An invitation will be sent to all homeowners inviting them to attend this Zoom meeting. Frank Ricco will contact the Bay Club about meeting room availability now that it is open for in person meetings.

Submitted by

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Judith M McCay, Secretary