

**Bayview Village Association
Board of Directors Meeting
September 1, 2021**

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

Present: Mary Beth Neill, Rick Stafford, Nick Uram, Frank Ricco, Greg Pena, Gary Bequette, Mary Baker Anderson
Absent: Judy McCay

Guests: Ross Blaker, Erik Mikkelsen, Gayle Hori, Brinton Sprague, Alex Salinas, Lynne Pihl

Approval of minutes 8/4/2021.

Minutes approved as amended by Erik Mikkelsen. Nick moved, Frank second. All approved.

President Report. New landscaper is in place and getting positive feedback; third year of the Reserve Study is ready for review. We now have a system and process in place that is handling the work of the Board with efficiency much in part to the increase in volunteers and the formation of special project teams and committees.

Treasurers Report. Nothing to report as month ended yesterday. Mary Baker Anderson suggested we reduce financials to quarterly reports; the board agrees to review financials quarterly. Question about whether the late dues from last month have been resolved and Mary Baker Anderson indicated all dues are now current.

ARC. Tink Green door repaint approved. Ray Newsome's deck ARC request has not been received for review at this monthly meeting; Gary will follow up with homeowners and the status of their ARC request.

Landscaping.

Irrigation issues: Erik Mikkelsen and Ray Newson's irrigation issue; issue is 99% fixed, still have minor leak that will be looked at during a comprehensive survey to be scheduled with contractor in the near future (dates TBD). An issue with irrigation valve at 21 Mariner Place, estimate for repair is \$595 from His Hands irrigation representative. As this has not been designated an emergency situation with ongoing leak/flood of area, the Board asked Erik Mikkelsen and Ray Newson to look at the issue before His Hands is asked to repair it, with the objective of simplifying needed repairs. The assessment of this area will be done this week.

Irrigation fixes are frequent with an increase in recent expenses because little work effort was done to correct ongoing issues for the past 3 years under the former landscaping services. We will need to complete a full village inspection to understand the current status and health of

our 32-year old irrigation system and what it will take to either fully repair or transition to a modernized reliable and cost efficient system. Nick can't continue to be the sole contact for irrigation emergencies and the Village needs a trained and responsive team of volunteers to support the trouble calls.

His Hands has requested that they be given an "allowance" of up to \$1,000 to fix minor irrigation issues on site when discovered rather than having to reschedule a special trip which increases costs. The board decided this decision for an allowance would be premature until we have a better understanding of the current state of the system, including the location of all the pipes, valves and controllers. Consideration of an "up to dollar amount" will be re-visited once we know what potential repairs/replacements will be needed. There are also several knowledgeable and skilled homeowners who have volunteered their time and expertise to manage the irrigation issues while we work on a comprehensive survey (see New Business discussion topic)

Walk about with His Hands leadership scheduled for mid-September. These onsite quality visits are built into the contract to ensure we are receiving services as prescribed and is an effort to keep open communication of expectations.

We have been asking homeowners to let Nick know if they want to opt in to receive beds and pruning services or opt out of beds and pruning services. The current landscaping service has a list of those homes who do not want the beds and pruning work done per homeowner request. Nick will update this list as required. Many homeowners previously had opted out under the former landscaping services due to poor performance and lack of expertise in pruning/shaping. Homeowners are waiting to see how this contractor performs and pruning is scheduled to begin in mid-September.

Reserves Report. Received Year 3 report from Reserve Associates. Defer scheduling the workshop to review and act on the report to new business.

VMC Report. Interviewed 3 garden design specialists to put together a master landscape design for the village common areas. Waiting to hear from one more who is with His Hands. All bring unique perspectives and may hire more than one to contribute to the plan (main entrances, common area beds, trees and shrubs).

The VMC wants to poll all residents about how they feel about the Hawthorne trees in their area. Birch trees have been complimented by the designers and may not need the aggressive pruning that was initially planned in previous years. Part of HOA responsibility with landscaping is to make sure trees in the landscaped limited common areas are safe and as attractive as possible. Many pine trees may need to be pruned for artistic purposes. Pine trees historically have not been included in the village landscaping contracts; only the Hawthornes and Birches were part of the contract to maintain certain height and shapes. We are moving to a separate tree service contract outside of the general landscaping contract so there may be an opportunity to look what is included in the common area tree management plan.

A big “Thank You” to homeowners who volunteered for the work party to clear bramble out of area behind the guardrail at the Windrose Drive entrance way. A work in progress! It was a beautiful day and a great opportunity to experience community spirit in action. Thank you Rick & Bonnie Stafford, Dan Graham, Ray Newson, Lynne Pihl, Patricia Webber, and Mary Beth Neill.

Discussion also pointed out that Port Ludlow Golf course has irrigation resources that may be good information for us as we research our irrigation problems.

Pond Update. The earthen berm has been taken down to below the vegetation roots and the contractor is reforming the berm to be made of huge concrete blocks. The blocks are stacked and linked together to be close to impermeable. There is a small “seep-way” constructed by a permeable cloth with a cage to allow the waters from the large pond to seep into small pond through a “filter” prior to discharge to the storm water system which empties overflow to the bay. Future pond maintenance should be streamlined and hopefully more cost efficient if the maintenance schedule is followed. Repair/refurbishment work is ongoing and expected to be completed by early fall with an inspection to be scheduled with Coastal Solutions (previously identified areas for repair/remediation during engineering inspection report done in 2016).

Old Business. None submitted for this meeting.

New business: Board Reserve workshop will be scheduled for Monday, October 25 at 10am. Brinton sent out draft of Year 3 study prepared by Reserve Associates to the Board for review, edits and comments. There will be several major discussion points for this report with preparation of proposals to take to the homeowners for the Annual General Meeting in June 2022. Topics include the irrigation system, pond, drainage, and fences/columns.

The idea was raised to develop a volunteer team for irrigation management to help with emergent issues. At a minimum, it is desirable for each pod to have a person who is knowledgeable of where the water cutoff is for the irrigation system in the event of an emergency break. Mary Beth will canvas interested homeowners and ask for volunteers to help with the irrigation survey and plan for future. Several homeowners have already volunteered expertise and we hope to recruit others to support this effort as we seek a contractor to complete the survey. His Hands may be able to provide the experts to complete the survey.

A drainage solution from the homeowners on 123 & 125 Martingale has not been submitted to the HOA ARC to date. The homeowners are awaiting the final written report of the geotech survey which was conducted on July 7, 2021. Mary Beth will follow-up with the homeowners to get the status of the report and their intentions for submitting their permanent solution through the ARC request process.

Alex Salinas wants her sprinkler system looked at and fixed and Nick said that he has an irrigation specialist who will look at it when they are onsite for services next week. Alex offered

her volunteer support with village projects if anyone on the board need help. She has submitted ideas for the approach to the irrigation survey.

Meeting Adjourned at 6:18 PM Next monthly board meeting October 3, 2021 at 4:30 PM

Submitted by Mary Anderson
Treasurer