

**Bayview Village Association
Special Directors' Meeting Minutes
February 8, 2022**

Call to Order: A special Board of Directors (BOD) meeting for the Bayview Village Home Owners Association (HOA) was called to order by President Mary Beth Neill at 4:12 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, Nick Urum, Gary Bequette and Rick Stafford.

Meeting Guests: None

Purpose of Meeting: A workshop meeting was called to discuss the comprehensive irrigation system audit and repair proposal recently submitted by His Hands to the BOD. After the on-line Q & A session with Charlie Orozco from His Hands, Mary Beth Neill concluded the workshop meeting and called for a Special BOD meeting to address the issue. A quorum was present and Board members attested to having enough information to proceed with planning.

A proposal was made to include the irrigation system in the BVA Reserve Study and include the system on the reserve component asset list. This idea was generated at three previous Board Reserve Fund workshops in 2020 and 2021 as it was identified as a major expense for the HOA. The Board unanimously agreed that the irrigation system meets the requirements for a Reserve Study asset as defined by National Reserve Study Standards. The criteria includes: 1) periodic common area repair and replacement responsibility; 2) component has a limited useful life; 3) the useful life limit is predictable; 4) component is above the minimum threshold cost (BOD discretion which is typically 1/2-1% of annual operating expenses). A motion to add the irrigation system to the BVA Reserve Study component list was made by Mary Beth Neill and seconded by Nick Urum. The motion was unanimously passed by the BOD.

A second motion was made by Mary Beth Neill to use funds from the Reserve Account to pay for the village-wide repairs/upgrades required to bring the irrigation system to a minimally functional irrigation system as determined by the irrigation system audit completed by His Hands. This motion was seconded by Mary Baker Anderson and it was unanimously passed by the BOD.

Nick will call Charlie from His Hands to let him know that we have approved the irrigation system repairs/upgrades identified in the audit and request that the work be scheduled as soon as possible.

Adjournment: The meeting adjourned at 4:21 PM.

Submitted by

Judith M McCay, Secretary