

**Bayview Village Association
Board of Directors Meeting
October 12, 2022
Approved**

Call to Order: A regular meeting of the Bayview Village Home Owners Association (HOA) was called to order by President Mary Beth Neill at 3:38 PM. This meeting was held at the Bay Club.

Quorum: A quorum was established with all members of the Board of Directors present: Mary Beth Neill (phone conference due to emergency travel), Paula Waters, Judy McCay, Mary Baker Anderson, Gary Bequette, and Rick Stafford.

Guests: There were no guests.

Approval of Minutes: One edit was made to the minutes of the BOD meeting held on September 7, 2022. Paula moved that the edited minutes be approved; Gary seconded the motion and the minutes were unanimously approved by the BOD.

Officer Reports:

President Mary Beth Neill: Ongoing irrigation issues and the recent 2023 landscape proposal from His Hands will be our top priority and focus as we go forward. Brinton Sprague is on travel and sent out the final reserves study on-site report to the Board for final review and approval. Brinton requests that we approve the report and make available to the HOA membership for their awareness. The report, once approved in new business, will be distributed via the HOA website under the financial section which is password protected on our public domain. Having no one step forward to lead the project team, Mary Beth also requested that the Board take into account present competing priorities and consider revisiting any work on the review of the CC&Rs and Bylaws. Mary Baker Anderson suggested we table until January and reassess the need and interest.

Treasurer Mary Baker Anderson: Mary presented a restatement of financial activity for the immediate past fiscal year – 2021/2022 as well as the first quarter statement of financial activity for this fiscal year 2022-2023. There were no unusual expenses.

Mary reported that she was informed by Olympic Water & Sewer that past bills have not been correct because of their mistake in documenting the size of pipe delivering irrigation water. The bill will now reflect the correct piping size and BVA should expect an increase of approximately 10% in future water bills. This is in addition to the overall utility increases incurred in 2022.

Mary has completed and filed both the Federal Income Taxes for BVA, as well as the required annual filing and report to the Washington Secretary of State (SOS).

Committee Reports:

Architectural Review Committee Chair Gary Bequette: Gary presented two ARC applications for approval. One application was to redo the mailbox structures for 21 Mariner Pl. through 91 Mariner Pl. so larger locked mailboxes can be installed. This work will be arranged for and financed by the affected homeowners to meet compliance with ARC standards with respect to current structure design and color. Gary moved this ARC application be approved; Paula seconded the motion and it was unanimously approved by the BOD.

The second ARC was an update to a previously approved application for ongoing view maintenance activity on the Windrose hillside as sponsored by and funded by a group of homeowners. Mary moved the current application be approved within the scope and in compliance with the approved county permit of 2019; Judy seconded the motion and it was unanimously approved by the BOD. Mary Beth asked when this work will be done and Gary said mid-October. It was requested that homeowners (Windrose and Mariner Place) be notified when the work will be taking place.

Landscape Chairman Paula Waters: Paula reported that the irrigation system was shut down on October 7 due to numerous new issues in the aging system throughout the village. Paula and Mary Beth will be working with His Hands to identify new requirements and have the problems resolved before the irrigation system is started up next spring. The irrigation system blow out will be scheduled. Fertilizer was applied throughout the village on October 11th. Unfortunately, His Hands did not give prior warning about the fertilizer so a notice to the homeowners did not go out before the work was done. This has been an ongoing problem that the Board has addressed numerous times with the previous contractors. Mary Beth and Paula will be participating in a conference call with the lead management for our property in the coming week.

Reserve Fund Brinton Sprague: Brinton was not at the meeting but submitted a request to the BOD that the new Reserve Study report be approved so it can be posted on the Village website. Mary moved that study be approved; Mary Beth seconded the motion and it was unanimously approved by the BOD.

Vegetation Management Committee (VMC) Rick Stafford: On September 19th Town and Country tree experts spent a full day in the village. They completed the extensive tree work scheduled for the Mariner entryway. They removed two birch trees and two hawthorn trees on the SW side of the entry and over a dozen trees on the NW side. They pruned and shaped the remaining mature birch trees. The VMC had done extensive pruning of shrubs and pine trees on the previous Saturday in anticipation of the big Monday Town and Country tree work. All pruning debris was chipped and removed by the end of the day. The total cost for the HOA tree

work was \$2000. Town and Country also did work for six village residents at the residents' expense.

The VMC's next project is to spread a large pile of chips, left by Town and Country, on the pond trail. Price negotiations continue with Josh at His Hands for final bids on four HOA bed projects on Windrose, along with a final bid for completion of the first phase of the Mariner entryway project. We are projecting the work on the Mariner entryway to be completed in December if funding is secured within an acceptable bid from His Hands. These projects are planned, prioritized, and phased according to the level of support and interest from homeowners. VMC will continue to work on securing reasonable, affordable bids, and generating interest and support in the village.

Pond Chair Lynne Pihl: Our committee is awaiting the opportunity to discuss the experimental plantings to control weeds around the pond area as proposed by Claus (Teal Lake member) for this fall. Tom Sprandel (Teal Lake Board Officer) will let us know when he has the schedule, supplies and timing set for us to proceed.

Donna Moore arranged for a goat start-up company from Port Townsend (*Ground Control Goats*) to visit the Pond and give us a proposal to have her goats work on clearing weeds around the pond. The owner suggested we do a sample patch to see if the goat's work will satisfy us before signing any contracts. Tom Sprandel has been advised of this possibility so that he can perhaps get a step-up on his schedule for creating the experimental plantings.

As of today, no contact has been received from LandmarkEx regarding the use of their articulated mowers for the sides of the pond. The trails committee has been doing a great job of mowing the flat trail area.

Next week I will be asking for volunteers to help me clear the 100 yr. drain pipe of the Blackberry vines that are engulfing it.

I am still having difficulty with contacting Action Services via email regarding the video inspection of the pond pipes. I will contact them via letter to ask if we are still on their schedule.

Old Business:

- **Drainage update for 123 & 125 Martingale** – The new black drain pipe has been installer per the ARC permit; work is still to be done on the proposed plantings to be coordinated with VMC in the future design of the HOA bed in the area.
- **Bayview Village CC&Rs and Bylaws Review:** The homeowners who volunteered for this project have not yet met. No one has volunteered to lead the team at this point. The BOD agreed to table this project until after the first of the year.

New Business:

- **BOD approval of 2022 Reserve Study:** (see Reserve Study section above)

Adjournment: The meeting adjourned 5:00 PM. The next BOD meeting will hold at the Bay Club on November 9, 2022 at 3:30 PM. An invitation will be sent to all homeowners inviting them to attend this meeting.

Submitted by

Judith M. McCay
Secretary, Bayview Village Association