

**Bayview Village Association
Board of Directors Meeting
May 10, 2023
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 3:00 PM. This meeting was held at the Bay Club

Quorum: A quorum was established with four members of the Board of Directors present: Mary Beth Neill, Judy McCay, Gary Bequette, and Rick Stafford. Not Present: Mary Baker Anderson

Guests: Lynne and James Pihl, Brinton Sprague, Doug Hewitt, Ray Newson, Dan Graham, Tom and Linda Kimpel, Steve Lemieux

Approval of Minutes: It was moved by Rick that the minutes of the BOD meeting held on April 19, 2023 be approved with one correction. The motion was seconded by Gary and was unanimously approved by the board members present.

Officer Reports

President Mary Beth Neill: Mary Beth reported that we are still working within the village to identify support for the Treasurer function and as a back-up will pursue contracting with a professional management group. She expressed thanks to the VMC for the work done to complete the refurbishment of the Mariner Place entryway and the great planning for the next phase on Windrose. The plans for the beds are posted on our website under the VMC section.

Treasurer Mary Baker Anderson: Mary was not at the meeting but had previously asked Mary Beth to report that there were no unusual expenses this past month. Mary submitted the smooth version of the budget as approved by the Board for the next fiscal year to be included in the Annual Meeting packet for review and ratification at the Annual Meeting on June 21, 2023. It is projected that there will be a balance of \$109K in the Reserve Fund at the end of this fiscal year on June 30, 2023.

Architectural Review Committee Chair Gary Bequette: There was one new ARC application submitted to the BOD for review. The Macke's at 81 Mariner Place are requesting permission to remove and replace a large pine tree in front of their fence and in the grassy area that had been unsuccessfully trimmed/topped back in September 2022, and to remove and replace a small ailing deciduous tree inside their fenced courtyard and adjacent to the house. Plan is to replace the trees with maple trees of their selection. Mary Beth moved that BVA ARC recommend approval to the SBCA ARC since this area is private property and SBCA has final authority on the ARC application. Rick seconded the motion and the entire BOD voted approval for the project as outlined and discussed.

Landscape and VMC Chair Rick Stafford: This past month the landscape crew has been concentrating on keeping the lawns well maintained and the village is looking very good. The moss treatment and fertilizer has done its job well. You might be noticing a black background to the grass in your front yard. This is dead moss which will slowly fade away as the lawns are mowed. The back-flow test has been completed successfully and we are ready to decide when to turn on the irrigation system. There are still two small problems that will need fixing at 41 Windrose. We are waiting for Pacific's irrigation people to complete that one job. All other areas that were on the list to be repaired should be functional.

Some of the garden bed daffodils have been putting on a colorful show on Windrose. We will see blooms on some of the lightly pruned shrubs at the entrance to Martingale. The contrast of colors on the hillside below 71 Martingale is especially attractive right now. The blue is from the ceanothus blooms and the contrasting dark red shrubs are from the barberry. The azaleas at the entrance to Windrose are in their glory this week. We have asked the landscape crew to wait until after the shrubs bloom before pruning to optimize their shape and blooms.

The VMC finished the last bed at the entrance to Mariner. This was accomplished with nearly \$1200 from the remaining VMC budget for the year and an additional donation of \$975 from the residents of Mariner. The work was done by the VMC: 10 yards of topsoil, 30 assorted plants, 100 feet of plastic pipe plus emitters, 8 yards of fine bark and three days of elbow grease from our volunteer crew of avid gardeners. The irrigation has been successfully tested and a new irrigation line has been extended to the north bed around the village sign. The north bed never had irrigation so it should look a lot better in the future. The last step will be getting the new line hooked up to a valve controller by the irrigation crew from Pacific Landscape. There was fine bark left over from the project so we spread it on beds down the hill. The VMC will have a work party to finish "barking" the remaining HOA beds on Mariner. To complete the project we have a surplus of homeowner donation money to purchase an appropriate garden bench for the entrance. The refurbishment of the Mariner Pl. entry way was initially projected to cost around \$80K and with some plan modifications, volunteer work by members of the VMC, and cash contributions from Mariner Pl. homeowners, the final cost was around \$24K with over \$4K donated by Mariner residents. The next planned projects will be the limited common area beds on Windrose and we anticipate following the same approach to getting these done.

An email has been received from Lynn and Steve Lemieux on Mariner Place regarding a suggested upgrading of the landscaping in the large grassy areas of Mariner Place. The BOD advises the Lemieux's to come up with a plan on what could be done and how it would be funded and then create an ARC on the project for approval by the BOD and SBCA since this the majority of this area is a combination of private lots and not on Bayview Village limited common area. For the next year the VMC plans on concentrating on completing the previously identified upgrading and refreshing of areas on upper Bayview Village.

Reserve Fund Chair Brinton Sprague: Brinton stated that the Reserve Study will be reviewed this fall adding the irrigation system to the component list when the professional irrigation contractor has provided cost estimates for any upgrades and continuous maintenance which we need to include for calculating reserve contribution requirements.. Mary Beth thanked Brinton for agreeing to continue to serve as Reserve Study Consultant for BVA HOA and a tremendous support for the Board.

Judy reported that contractor Michael Nordstrom will inspect all mail kiosks and columns and trellises in early June. He will provide recommendations for remedial repairs shortly after his inspection. The Board has previously approved moving the funds out of reserves to cover this work as they are included in the component asset list for the village.

Pond Chair Lynne Pihl: Lynne reported that we are still waiting to hear from Acqualis for a date to do the CCTV work on the pond. The contract has been signed by Mary Beth and the money will come from the Reserve Fund. Arrangements for the next required Geo-tech and Civil Engineering studies are under consideration. Homeowners should remember that BVA is responsible for only 38% of the cost for pond maintenance while Teal Lake Village picks up the other 68%. The percentage of costs is due to the number of homes in each village. However, BVA has the responsibility for pond operations and management because it is located on BVA property and was transferred to and accepted by the HOA Board from PLA back in 2001.

Old Business

- Landscape contract 2023-2024: The new contract with Pacific Landscape Management is agreed upon and will be ready to be signed soon. The term will be July 1st through June 30th and the association will pay quarterly in order to realize a 2% savings.
- Detention Pond storm drain CCTV contract signed and work scheduled: Waiting for a date from Acqualis to do the work.
- 2023-2024 Budget for Annual Meeting: 2.7% dues increase: The BOD approved a budget for next year that includes an increase of 2.7%. This proposed budget will be included in the Annual Meeting packet that will be sent out next week.

New Business

- Finalize 2023-2024 Ballot for Annual Meeting preparations: We have four homeowners who have volunteered to run for the BOD for next year but we are still needing additional volunteers to cover officer positions, specifically Treasurer.
- Establish Agenda for Annual Meeting to be held on June 21, 2023 4:00 PM at the Bay Club: the proposed agenda for the Annual Meeting was reviewed and agreed upon by the BOD.
- Review SBCA Rules regarding tree limb trimming and cutting down trees; original SBCA notice that was sent out on March 28, 2022 will be sent out again

electronically to all Bayview homeowners as reminder of regulations. There has been significant turnover with new homeowners joining our village.

Questions/Comments from Association Members

Lynne asked Judy if she is willing to continue to be the archivist for BVA and she said yes. Lynne also asked if any homeowner motions needed to be submitted to the BOD prior to the Annual Meeting. Mary Beth said that was not required but if there are any, they will be included in the New Business section of the agenda. Homeowners have the opportunity to put forth prepared and researched motions with adequate background for consideration by the entire HOA, as well as offer any general questions and comments as the final section of the annual meeting.

Adjournment: The meeting adjourned at 4:40 PM. There will be no monthly BOD meeting in the month of June. The Annual Meeting will be held on June 21st at the Bay Club at 4:00 PM. The Annual Meeting packet of information including ballots will be mailed early next week. All homeowners are encouraged to return your ballots and attend the Annual Meeting.

Submitted by

Yvonne Hewett, adjunct secretary
Judith M. McCay, Secretary
Bayview Village Association
8/14/23