

**Bayview Village Association
Board of Directors Meeting
July 6, 2023
Approved**

Call to Order: A regular meeting of the Bayview Village Homeowners Association (HOA) was called to order by President Doug Hewett at 2:00 PM. This meeting was held at the Bay Club.

Quorum: A quorum was not established with 3 members of the Board of Directors present: Doug Hewett, Steve Lemieux, and Rick Stafford. Not Present: Kurt Mackes, Carol Mackes, and Dan Graham.

New Bayview Village HOA Officers for 2023-2024

President: Doug Hewett

Vice President: Steve Lemieux

Treasurer: Kurt Mackes

Secretary: Carol Mackes

Member at Large: Rick Stafford

Member at Large: Dan Graham

Guests: Lynne and James Pihl, Brinton Sprague, Mary Beth Neill, Eric Mikkelsen, Ray Newson, Yvonne Hewett, and Dianna Kestler (via Zoom).

Approval of Minutes: As a quorum was not obtained, the approval of the May BOD meeting minutes will be deferred until the August meeting. Mary Beth stated that as of this time she has received no requests for additions or corrections of those minutes from the previous board members.

Officer Reports

President Doug Hewett: Doug introduced this year's new board members and expressed his thanks to our previous board members for their productive service.

Treasurer Kurt Mackes: There was no treasurer's report. Doug stated to his knowledge there has been no financial activity. Mary Beth asked if the previous year's books have been finalized. Doug stated that Kurt and Mary Baker Anderson will be completing this task when he returns.

Vice President/Architectural Review Chair Steve Lemieux:

Steve discussed the ARC for view maintenance that was previously submitted by Teal Lake homeowners. He noted that Rick Stafford's review comments for this ARC are generally favorable. These alder trees are located on the Bayview Village side of Paradise Bay Road and were cut back previously and will probably need to be cut back about every 3 years. Doug

recommended that the BOD will specify as a condition for approval that they can only be trimmed back to the previous level. Rick and Mary Beth also confirmed that the original ARC has been amended to “window” the large cedar adjacent to these alders. Doug recommended that the BOD consider adding the stipulation that no branches be removed from the cedar. Rick stated that the previous two arborist’s reports did suggest “windowing” as an alternative to completely removing the cedar. He will review the arborist’s reports and report back to the BOD. He also expressed the concern that this might set a precedent for future requests from multiple Teal Lake homeowners. Mary Beth stated that the original ARC included the deciduous trees only (view maintenance), whereas “windowing” the cedar tree would constitute view creation. Prior to this work, all affected BVA and Teal Lake homeowners will need to be informed. She also stated that the submitted ARC was incomplete because it was lacking a proposed contractor. Steve recommended that the ARC approval also state that the homeowner would be responsible for all associated costs and that the BVA president be given a timeframe for the work so that information can be relayed to BVA homeowners. Doug recommended that the ARC, being incomplete, be returned to the homeowner(s) to complete.

Landscape Chair Rick Stafford: The ongoing upgrading of the irrigation system goes on. Most leaks have been solved; some are still a mystery. Work orders need to be tracked as some of the problems are “re dos” that we should not be charged for. The problems of the early heat wave and scorched areas in our lawn have been greatly improved. We have been getting compliments on how good the grass looks. Part of the answer was raising the mower deck on the mowers. In response to the burned lawns the irrigation clocks were set to water 5 days a week to bring back the lawn’s appearance. After two weeks of heavy watering we are now set to water Tuesday, Thursday and Saturday mornings for two ten minute periods.

We are still having a communication issue with Pacific concerning when they are doing procedures other than the regular mowing and weeding. For example not letting us know when they are “spot spraying” weeds in our lawns with herbicide. Rick stated that he will contact Carlos on Friday to confirm if any miscellaneous activities will take place the following week. Pacific has decided to try and finish our village’s landscaping in one long day of work rather than the two shorter days that His Hands was doing. This has resulted in some areas of the village not being completed and left for the following Monday. On Monday, the board had a village “walk around” with Carlos Lopez, the supervisor for our village landscape crew. These issues were addressed and Carlos shared with us his plan over the next two weeks to adjust every sprinkler head in the village for better lawn and garden bed coverage. This work started on Wednesday, July 5th.

Rick stated that he will be gone from July 8th until the 23rd, and requested that Dan Graham be contacted for any landscaping issues during that time.

Vegetation Management Committee Chair Rick Stafford: This past month, the VMC continued their planning for a refresh of the HOA beds on Windrose. We held a 3 hour work party at the entrance to Martingale on the hillside below 71 Martingale on Friday the 16th. We did an initial survey of vegetation and irrigation. Over the next week we had Pacific fix and readjust

numerous sprinklers. We started a garden plan for replanting areas which need new vegetation and soil amendments.

On Monday the 19th, Eric Gayman, garden designer from Valley Nursery, visited the village and shared ideas for refreshing beds on Windrose. The committee will be putting together cost estimates for our Windrose garden bed refresh.

On the 27th of June, the VMC installed a bench at the entrance to Mariner; the finishing touch for the Mariner entryway. The beautiful bench was a donation from a very generous anonymous village donor. The concrete is now set well enough for trying out the new view point at the Mariner entryway.

This past Wednesday, July 5th, the VMC focused their attention on Rhodies at the cul de sac on Mariner and repaired winter damage to the tall evergreen hedge leading to the retention pond.

On July 16, Town and Country tree experts will be in the village doing HOA work and some private work for individual village residents. If you have tree work that needs attention, please contact our ARC representative, Steve Lemieux, for an ARC application and then contact Dan Graham, Landscape co-chair, to get on the list for the tree service.

Work being done for the VMC at the entrance to Windrose along Paradise Bay Road will include removing five "weed trees" that have grown up in the thicket of red twig dogwoods and removal of a hemlock that is encroaching into an established birch tree. They will also be pruning and shaping pine trees throughout the village. On Mariner they will be removing one pine tree and shaping two hawthorn trees. The hawthorn trees in the village have bloomed beautifully this week and the honey bees have been very busy.

Doug expressed his thanks to the Vegetation Management committee for their work in the village.

Reserve Fund Chair Brinton Sprague: Brinton stated he had sent the Reserve Study to the new HOA BOD. He will be in contact with Association Reserves in September to update this information. The Reserve Study will be reviewed this fall for potential addition of the irrigation system to the component list after the professional irrigation contractor has provided cost estimates for any upgrades and continuous maintenance. This information is used to calculate contribution requirements.

Pond Chair Lynne Pihl: Lynne reported that the pond has recently been mowed for the second time this season. They will be monitoring this to see if a third mowing will be required this fall.

She also reported that homeowners on the east side of Windrose are dealing with a lot of Canadian (scotch) broom encroaching from the adjacent PLA property. She asked if the BOD should be involved with remediation/control efforts. She has been attempting to contact PLA to inform them and investigate potential solutions, but has not yet heard back. One of our

vegetation management groups has offered their assistance in this effort, but would like the BOD to explore our options first. She will follow up with PLA and report back to Doug if no response.

She reported that in spite of great effort by the VMC, the second catch basin has not been located. Aqualis has given her a rough estimate of the cost for them to locate the second catch basin. The estimate would include any negotiation with the county regarding granting easements. We have paid for the initial Aqualis work, but additional charges may be incurred based on their re-evaluation. Mary Beth recommended that the BOD consider whether or not the inspection criteria have been met, and the long term implications for pond function if Aqualis is unsuccessful in locating the second catch basin.

Lynn reported that our vegetation technician for the experimental garden has been unable to work. The Bayview VMC has decided to independently formulate our plan and plant a small experimental garden this fall when the rains begin. Once the estimated cost is known, it will be submitted to the Board for review.

Doug asked Lynne for an update on the need for geotech consultant review prior to any work to stabilize the hillside above the pond. Lynne reported that per her discussions with the county, because we have already obtained this information for our 2017 survey, a new geotech survey would not be required. Lynne has been calling nurseries for project estimates. The expenses of this project will be borne by the original ARC submitters. Mary Beth stated that BVV HOA is at risk of slope and pond failure resulting from noncompliance with the terms of the ARC. She recommended that the hillside be reevaluated before the replanting begins. The Board and Lynne will meet separately to discuss next steps in this process.

Old Business

- none

New Business

- Request for Concrete driveway repair – Doug stated that there has been a request for concrete driveway repair. There are currently four concrete driveways listed in the reserve component list, but the recent request is not. It will need to be added to the reserve component list before the HOA can review this request. Brinton stated that we could send photos to the Reserve association for review. Doug will begin getting estimates for these repairs.

Doug asked if we are required to replace concrete with concrete. Mary Beth stated that the BOD would be bound by the CCRs on this issue.

- 2 invoices submitted for payment Pacific (irrigation), Pond (mowing). Rick and Dan will review the Pacific invoice to insure that all of the billed work has been completed prior to making payment and Bayview Village won't be paying twice for the same work.

Questions/Comments from Association Members

1. Steve requested that all HOA/ARN association matters be sent to splemieux0131@gmail.com. The directory will be updated.

2. Mary Beth stated that tree and drainage issues have been the most complex scenarios facing the BOD because of their unique nature. She reminded homeowners should they be guided by the SBCA CCRs as the BVA HOA only has authority over ARCs that apply to our common areas. The SBCA ARC meets on the third Friday of the month, so homeowners keep this in mind when scheduling work.

Adjournment: The meeting adjourned at 3:25 PM. The next BOD meeting will be held at the Bay Club on August 9th at 2 PM. An invitation will be sent to all homeowners inviting them to attend this meeting.

Submitted by

Gyonne Hewett, adjunct secretary
Carol Mackes, Secretary
Bayview Village Association
Bayview Village Association
8/14/23