BAYVIEW VILLAGE ASSOCIATION
BOARD OF DIRECTORS — OFFICIAL MINUTES

Special Meeting • October 29, 2026

Unapproved

A. Call to Order

The meeting was called to order at 1:00 p.m.

Four Board members were identified as present: John Durgin, Valerie Bartholme, Rick Stafford, and John Miller. The Chair stated that a quorum was present.

Community Members: Jim and Linda Edson, Lynne Pihl, Rick & Joanne Masseno, Pat Clements

B. Present Situation

The Board reviewed the request from Teal Lake Associates (TLA) to remove three birch trees at the corner of Windrose and Martingale.

The Board's prior position was that approval of the Architectural Review Committee (ARC) request should be considered together with a plan for the affected area following tree removal.

C. Present Plan

The proposed initial work was to cut the three birch trees as close to ground level as practicable, leaving the root systems in place for hillside stabilization.

The plan presented was for Carlos and his crew ("Friday crew") to cut back the existing original shrubs and remove volunteer growth during fall 2026. The Board would observe regrowth during spring and summer 2027. If the existing vegetation did not regrow satisfactorily, additional shrubs or other vegetation would be planted.

Planting three replacement trees was discussed as a possible later step, but the final location and whether to proceed were not settled during the initial presentation.

D. Discuss Plan

1. Community Comments

Community attendees commented on the proposed timing and landscaping approach, including the need to address the affected hillside, the possible use of shrubs as a visual or noise buffer, and whether replacement trees should be planted immediately.

No formal motion was made during the community-comment portion.

2. Board Discussion

The Board discussed completing the tree removal and initial shrub work promptly, observing the resulting regrowth, and determining whether additional planting would be needed.

The Board did not settle the location or timing of any three replacement trees. The discussion distinguished the immediate hillside work from a later decision about use of any remaining funds for tree or shrub planting.

The Board discussed the need for a prioritized VMC plan for the next fiscal year. That broader planning matter was not resolved at this meeting.

E. Get Consensus on the Plan

1. State Conditions for Approval

The plan to be communicated to the community was stated as follows:

- Cut the three birch trees as close to the ground as practicable.
- Have Carlos and his crew cut back the original shrubs and remove volunteer growth during fall 2026.
- Observe regrowth during spring and summer 2027.
- If the existing vegetation does not regrow satisfactorily, consider planting replacement shrubs or other vegetation on the hillside.
- Do not treat planting three replacement trees as part of the immediate approved work; any such planting and its location remain for later consideration.

The Chair stated that the immediate plan would be published to the community. The transcript does not record a specific completion date for the tree removal.

2. Vote

Motion: John Durgin moved to approve the ARC request with the plan described above, and to publish that plan to the community.

Second: John Miller.

Vote: Four in favor were recorded: John Miller, Valerie Bartholme, John Durgin, and Rick Stafford.

Context: The motion authorized the immediate tree-removal and initial vegetation-management plan, while leaving any later replacement-tree decision unresolved.

F. Motion to Close

Motion: John Durgin moved to adjourn the meeting.

Second: Valerie Bartholme.

Vote: Unanimous

The meeting then concluded.