

Bay Ridge Community Club Board Member Meeting Minutes from January 14, 2022

A Board Member meeting was called to order at 5:30 PM. The following Board members were in attendance:

Vice President: Ken Jameson
Secretary: Patty Jameson
Treasurer: Judy Jones
Member At Large: Tamora Galt
Member At Large: Linda Pert

It was deemed to be a valid meeting with enough members in attendance to constitute a quorum of the Board and continue with the meeting.

The main purpose of this Board Member Meeting was to confirm the board's receipt and review of the last draft of the HOA Documents provided by HOA Attorney, Kristen C. Reid, Belcher/Swanson Law Firm, PLLC, Bellingham, WA, as well as to vote on:

1. The adoption of the attached Amendment to the Declaration of Rights, Reservations, Restrictions and Covenants of Bay Ridge Estates and hereby authorize the same to be sent to all members for a vote;
2. The adoption of the attached Amended and Restated Bylaws and hereby authorize a special meeting of the members to be set in order for a vote on the same to be taken; and
3. The adoption of the attached Rules and Regulations and hereby authorize the same to be distributed to all owners with an effective date of 30 days after the special meeting noted above.

All Board Members in attendance voted to adopt the documents, as stated above.

Other topics of discussion were as follows:

All Board Members agreed to having the HOA Attorney, Kristen C. Reid, Belcher/Swanson Law Firm, to attend the Special March meeting at which time the HOA documents will be put up for a vote of the membership. It was agreed that she should attend could best answer questions concerning the documents and changes made. Patty will secure a meeting place for this Special Meeting; the Board agreeing that a Wednesday would be preferred, if possible. Therefore, if Kristen is available, we will try for Wed, March 30, 2022.

Judy agreed to get any updated ownership/ mailing info to Patty to provide to Kristen Reid's office, as they will manage mailing out our HOA Documents for the meeting. Also, Judy said she will include our Proxy document for inclusion in the packet.

After touching base on other on-going business, such as securing bids for road work and stormwater system repair and maintenance, the topic of considering an increase in HOA Dues came up and all Board Members were in agreement that this will be necessary in view of the costs of these upcoming projects and should be investigated as no increase has been done in years. Patty will check in with the HOA attorney for any insight and instruction on this topic.

Patty said she would send out the most recent email from the County's Stormwater Dept to include info on the upcoming, January 19th, zoom meeting, at which time our HOA's presentation and request to be included in the County's Priority List of Projects, will be presented regarding the County installing the much needed culvert at the entrance to our community.

The next upcoming Newsletter was reviewed and suggestions made by the Board Members. It was agreed to move forward with black and white copies being delivered as we have done thus far.

Our President's, Tim Sprinstead, ongoing absence was noted and it was agreed that we should touch base with him to see if he plans to continue in the position beyond the March date he stated previously would be when he would be resigning. We know Tim is busy with work, potential surgery and an upcoming move.

Meeting concluded with members agreeing to stay in touch and, unless something comes up, meet again at the March Special Meeting.

Meeting Adjourned at 6PM.

Respectfully Submitted.