

Bay Ridge Community Club Board Member Meeting Minutes from October 13, 2021

A Board Member meeting was called to order at 6:00 PM. The following Board members were in attendance:

President: Tim Springsted
Vice President: Ken Jameson
Secretary: Patty Jameson
Treasurer: Judy Jones
Member At Large: Tamora Galt

The purpose of this Board Member Meeting was to review the information exchange from the board's Zoom meeting on September 29, 2021, with the HOA Attorney, Kristen C. Reid, **Belcher/Swanson Law Firm, PLLC**, Bellingham, WA.

The meeting's purpose was to pick up where we left off with our attorney on the HOA's document edits, before COVID. The main document edits were geared towards clarifying processes and fines to encourage correction of a variety of issues concerning the upkeep of properties. More specifically, the topics of document language edits were regarding many Parking issues, RVs, yard and general property maintenance and upkeep, commercial business use in homes, garbage collection on properties, and Nuisance language.

In addition, at this meeting, the Board reviewed and agreed on changes that are desired to the following Sections of the Bylaws: Meetings: 4.7.2, 4.7.3; Voting: 4.8.3; Fidelity Insurance: 5.7; Changes in Size of Board; 5.1.2; Architectural Control and Maintenance Committee; 5.1.4.

All agreed upon requested changes will be submitted to the attorney asap.

Other topics of discussion were: Neighborhood Watch, A Community Newsletter, which Patty Jameson, Secretary, will work on, and making Community connections and efforts to get owners involved and interested in upcoming vote on HOA Document changes. A potential change in venue for our Annual Meetings was discussed, to include a picnic or something similar to not only encourage attendance, but generate interest and involvement in our community.

It was also agreed to attempt to change our Representative with Edward Jones in an attempt to get more personal service.

It was agreed to ask for an updated bid from Kemps re: roadwork repair; as well as ask some more specific questions from Nick Renando, regarding his bid.

Meeting concluded agreeing to meet again when Whatcom County's Stormwater Report is received and needs review; and when our agreed upon changes to the HOA documents, which will be given to attorney soon, are made for review.

Meeting Adjourned at 9PM.

Respectfully Submitted.