

BOARD MEETING MINUTES
07/12/2023 4:30 PM
Held at the Jameson's, Blaine, WA

Attendance:

Ken YES Jamie NO Patty YES Judy YES Tyler YES Stu YES

Tyler only attended part of the meeting, why is that not documented?

Why are my questions that I submitted for the record not attached to the minutes?

Visitor: Ross, Woody's Mower

A. Presentation.

Invoices received from Ross are being reviewed for consideration.

1. CC&R's re: Chickens

A. *An Owner has had chickens since their beginning on and off. Another neighbor is asking if they can they have them too?*

- *Handout CC&R language*
- *Draft letter*
- *Unanimous Board Agreement to follow CC&R rules; not allowing chickens.*
- *Letter reviewed by Board and corrected and will be delivered to Homeowner soon.*

I stated that I had no issue with a letter being sent out as long as we followed our CC&R'S and all homeowners are treated equally.

2. Annual Meeting Follow-up

A. *Stormwater invoices for Jamie to post on website. People seemed to want to see these.*

See Stu's Attachment; Section HOA Website.

Provided ahead of time to Stu, as newest member, to get a fresh eye on info to be sure it will make sense to homeowners who may view. He said they made sense to him. Will get to Jamie for posting to website.

Re Stu's questions:

Answer: Yes, HOA attorney's were consulted previously before Stormwater project began. Of note, though, is that attorneys are not Stormwater experts, but re HOA experts. BAI are stormwater experts.

Unanimous Board Agreement that clarification is needed to get clear on stormwater language in our docs. Language is contradictory throughout docs.

- B. *Delinquent Dues – Owners seem to really want this addressed. See Stu's Attachment; Section Past Dues.*

Unanimous Board agreement that we need to get on collecting, but agreed that using a collections company, per Stu's request, would sacrifice too much money and unnecessary fines for homeowners.

I never requested collections be the go to method, I asked if it was an option for extreme past due accounts.

- C. *Financial docs. – Lots of Owner Questions.*

No mention of the Board discussion that we have not been filing yearly required Tax documents.

* *Ken to review before Accountant's mail out next year (Budget/Actual=P/L); Increase leeway time for review next year.*

* *Re: Annual Dues - Can we get Accountants to do just a Statement and not 2 (Invoice and Statement?). Tess and I noticed this confuses many. Reduce to one piece of paper.*

Unanimous Board Agreement to follow-up directly with accountants.

- D. *Dues Increase –*

- *No Complaints at Annual Meeting.*
- *Ideas from Owners and their Comments:*
 - *Suggestion to limit future increases to maybe every other year.*
 - *Owner from Village, said over there, if you don't make meeting your vote is a Yes; no proxies = Plus no discount for using a Proxy.*
 - *Now that attendance is up, what if we institute something similar to replace Discount for Proxies; or lower discount to Proxies. Emphasize coming to meeting. Thoughts?*
 - *2 sides to \$ equation...not just what we bring in, but what we do or don't give away.*

- *Additional Idea: Considering it sounds like most homeowners can't afford stormwater repairs, if necessary and if it's their responsibility; perhaps regular increased dues can fill the void and allow HOA to maintain. Thoughts?*
 - *Possibility of lowering dues once we hit a projected fund balance.*

Stu's recommendation is to just do the work as needed and assess property and if the homeowner can't pay, just put a lien on their property.

Discussion about this concluded that jumping on this doesn't seem to be good for the homeowner or the HOA as it doesn't provide any funds for the HOA. These types of ideas need more thought.

Meeting Adjourned 8:45 PM

DATED this 15th day of August, 2023
 BAY RIDGE COMMUNITY CLUB

By 
 PATTY JAMESON, Secretary

Note:

Further review of the Agenda for this meeting was permanently interrupted by what turned out to be a long lasting Attempted Hostile HOA takeover by Jamie Owens and Stuart McWilliam; as well as hijacking of the HOA website; tabling the remainder of the items on the Agenda indefinitely. It was clear where most homeowners stood on these issues; see Annual Minutes for review.

Patty these minutes are dated 8/15/23 over a month after the meeting at which you never took notes or recorded any Board votes. You are clearly coming from a position of hostility to me in these minutes.

- 1. There was a discussion initiated by Ken, Judy Tyler and yourself to remove Jamie Owens from the Board and I was asked by Tyler about taking the VP position**
- 2. Board member started a discussion about whether people were living in a 5th wheel on lot 67**
- 3. Stormwater discussion- I asked Judy if the casting on her catch basin was missing or broken whose responsibility was it to replace- Judy stated it was the homeowner's not the HOA.**
- 4. (K) (M) on Agenda. I volunteered to get quotes then accused on 9/11/23 of acting outside of Board approval?**

Patty, if it makes you feel good to put in a note that is not pertinent to this meeting and was not the situation on the date of this meeting and is false as I am not attempting to take over the HOA and have not hijacked a website. All BRCC meetings will be audio recorded as I do not trust your memory to provide unbiased minutes to members as all Board members made comments and statements that you forgot to include in these minutes as required.

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or other out-building shall be used or placed on any lot, tract or parcel of said plat at any time as a residence. The architectural control and maintenance committee shall have the absolute right to restrict or prohibit the construction of a building or other structure even though such a building or structure is not otherwise restricted or prohibited herein, if in said committee's sole discretion such building or structure would be detrimental to the development of said land and said plat. In no event shall any dwelling having a cost (excluding the land) of less than \$10,000.00 be allowed within said plat. Further, said committee, before or after the community club assumes control, may consent in writing to relief under the foregoing and may, from time to time, by rules and regulations duly adopted, make changes in any of the foregoing which have future or prospective effect.

(d) Nuisances:

No noxious or offensive activities shall be carried on upon any lot, tract or parcel of said land nor shall anything be done thereon which may or may become an annoyance or a nuisance to the neighborhood.

(e) Livestock:

No animals, livestock or poultry of any kind shall be raised, bred or kept on any of said land, except that dogs, cats, and other household pets may be kept provided they are not kept, bred or maintained for any commercial purpose.

(f) Signs:

No sign of any kind shall be displayed to the public view on any lot, except one professional sign of not more than one foot square, one sign of not more than five feet square advertising the property for sale or rent, but excluding from the aforesaid signs used by the Owner or its exclusive sales agent or a builder to advertise the property during the construction and sale period.

(g) Firearms:

There shall be no discharging of arms or hunting on said land.

(h) Trees, shrubs:

No trees or natural shrubbery shall be removed unless approved in writing by the architectural control and maintenance committee, it being the intention to preserve natural growth, in accordance with the Owner's plan of development. No trees, hedges, shrubbery or plantings of any kind whatsoever in excess of six feet in height shall be placed, planted or maintained on any of the said property, nor shall any such tree, hedge, shrub or planting be allowed to grow in excess of such height, without written permission of the architectural control and maintenance committee.

Board Meeting July 12th 2023
Questions

HOA Website

1. Can our Facebook page be linked on HOA website?
2. Can we upload our monthly meeting minutes to HOA website going forward?

HOA Insurance

1. Should we have our current Insurance requoted or get a comparison quote? (Employee Practices Liability is it required, we have none)?

Property Tax

1. HOA property tax rose 106% from 2022. The adjacent property went up 8.5% (same land use) Can we file the reassessment form for relief?

Past Dues

1. Would collections versus liens be an option to the Board? (for members that have not paid in years)

Pond & Field

1. HOA has a risk and liability with an unfenced open pond. At the very least, should the danger be identified by warning signs?
2. The field has been mowed twice in less than 2 months? What are our obligations if any to the County?
3. Pond outflow, have we looked in our Archives for design drawing as-builts?

Stormwater

My understanding of the ACC Guidelines (1994)

1. HOA has the responsibility and costs associated with maintaining a properly functioning drainage system, outflows, road crossing culverts, and planned flushing and CB cleaning.
2. Homeowner is 100% responsible to repair or replace any infrastructure between property lines along with maintaining any open ditches.
3. If our HOA Attorney was not consulted prior to last year's stormwater projects, would it be in the best interest of the HOA Board and future Boards to now seek interpretation, clarification and recommendations in regards to the ACC Guidelines on how the Board communicates direct responsibilities and costs to members going forward?

Stu McWilliam
Member At Large