

Patty your Minutes are clearly different from the audio recording. Why the need for a personal opinion and fabrication of what actually was said and took place? Surely, the Secretary would not want to present these inaccurate minutes to homeowners to rubber stamp.

**BAY RIDGE COMMUNITY CLUB
ANNUAL GENERAL MEETING MINUTES
WEDNESDAY, JUNE 21, 2023**

1. Ken Jameson Called the Meeting To Order 7PM

2. Welcome and Board Introductions

Ken Jameson – Introduced himself, stating that it's been a good and productive year. He said there is a lot to cover tonight and asked that speakers limit their speaking time.

Jamie Owens – Introduced by Ken. No comments by Jamie.
False he commented

Patty Jameson – Introduced by Ken and she asked that all speakers introduce themselves before they begin speaking; stating their Name and Lot Number, so they can be properly identified in the minutes. She also pointed out the bright yellow signs with our HOA website info.

Judy Jones – Introduced by Ken and she said she will provide more info when we get to the Budget Discussion, but that her important announcement is that we need to get caught up on Dues Delinquencies and that will be a focus in this upcoming fiscal year.

3. Review of the Minutes from:

Annual General Meeting on July 29, 2022; and

Motion to accept minutes was made by Val Hamilton

Second by Dwight Luce

Majority Vote Approved – Minutes Passed/Accepted.

4. Review of 2022-2023 fiscal year end financial statements

- Anticipated Revenues – Low. More on that later on.
- Main Expenditures: Stormwater Maintenance/Repairs and Road work.
- Expenditures reviewed and described:

Questions asked; Answers Provided; no complaints were noted.

- Profit & Loss
 - Gross Income – Lien payoffs = current dues in; Not Taxable.
 - Proper amount for audit \$15K
- Discussion about Spending over what was brought in was because of the necessity of Stormwater Project. The majority of the Stormwater costs came from savings and investment cash outs.
- Dave Hamilton, Lot No. 30, asked re: what is our level of confidence in the County's Report.
 - Ken said that the Board's confidence level is high; in that BAI was hired to review and prioritize the County Report as to determine what needed to be done now. BAI performed their own inspections and confirmed what the County recommended.

Between the County and BAI, we have two very experienced stormwater entities making decisions on what needs to be done.

Already there is significant improvement in our stormwater drainage.

- Discussion turned to the time line for the two County culvert projects; one at Bay Ridge and Selder and one at the Bay Ridge main entrance. Ken stated that we are a definite on the list, but it's at least two years out. He suggested people check out the BBWARM meetings for details.

- meeting audio
21:42 • Achillies Mallari, Lot No. 42, asked questions about the Budget, specifically the Road/Sewer Fund. He wondered if homeowners could see the \$55K breakdown. Ken said there is a plan to post the invoices for homeowner's review.

- meeting audio
24:00 • Ken reviewed, generally, the different types of work that was done by BAI, using the County's Report as a guide: Catch Basins were inspected and most wood grates were replaced with metal grates. Many catch basins were repaired, as needed, and regouted..

- meeting audio
26:42 • **McWilliam 76** Stu McWilliams, Lot No. 70, inquired about his own lot, asking about the CC&R's reference to asphalt. This discussion didn't last; no one quite knew what he meant.

- meeting audio
33:14 • Ken explained that some hard choices had to be made because we could not do everything at once, but we tried to prioritize with what needed to happen first. We are not done; there is more work to be done.

meeting audio
36:00

Motion to accept the Actual Amounts paid by Mark Adams, Lot No. 79 Fabricated, did not happen.

Fabricated, as stormwater was clearly the topic being discussed for over 10 mins

Board, admittley does not know who pays for what and are unclear on responsibilities and guessing by not understanding ACC Guidelines and therefore are incorrectly spending HOA funds.

Second by Tess O'Flaherty, Lot No. 2

Vote: Majority Approved; None Opposed.

5. Discussion of 2023-2024 budget; to include Dues Increase of \$50/year.

- Ken reviewed expenses and revenue.
- Dwight Luce, No. 14, mentioned a hole at the entrance to our HOA that WTA , at their turnaround, has created. Ken mentioned that we had a contact with WTA as they had asked if they could bring their bus through our HOA and we said no. He will check into this. Also, a member of the audience works at WTA and will make inquiries as well. Discussion about people having seen WTA staff up at the wood chip area/loop and think the bus might better/safer turn around there.
- It was noted that Accounting Fees had increased, and Property Tax had doubled.
 - Ken explained that the Board visited the Assessor's office to question the Property tax issue and were told that it was part of a long overdue assessment, which we could appeal, but it would cost \$600.
- Discussion next moved to mowing the Pond area and how we will accomplish more by mowing 2x/year and save more that way actually. By mowing twice, the time to mow is reduced thereby reducing the hourly rate. Last mow should be in September before the rains. Ken mentioned that Ross from Woody's Mower has a proposal for us that we will address at the next Board meeting and add to the next Newsletter.
- Discussion moved to current deposits, and that Receivables are way up. Delinquent dues were right around \$10,000. Discussion of these delinquent dues ensued with the general consensus that we need to get that money brought in.
 - Stacie Grabowski, No. 5, asked about the costs associated with those in arrears. Judy explained that it costs \$275 to file and the same to release a lien.
- Ken concluded that our assets are currently around \$73K; with \$61K being liquid.
- Judy said no new liens were placed last year and 4 were released.
False, only 2 liens were removed in 2022

meeting audio
38:35

Motion to accept Proposed Budget by Chris Callow, Lot No.34

Second by Dave Hamilton, Lot No. 30.

Vote Majority Approved; None Opposed.

- **Additional Comments:**
 - Dave Hamilton, No. 30, spoke on this small dues increase is nothing to complain about and is due. The last dues increase was 1977.
 - Chris Callow, Lot No. 34, said with inflation, dues must go up, but maybe we could limit it to every other year; or something that's not every year. He added it would be nice to be able to predict increases.
 - Val Hamilton, No. 30, said we need to focus on only those in good standing being able to vote. Most in attendance seemed to agree with this.
 - Stacie Grabowski, No. 5, questioned the discount for proxies. Discussion that this should be considered.

6. Old Business:

- Ken reviewed the work done this year.

7. Current Items for Discussion:

- Community Stormwater Wrap Up – Ken discussed that we are not done, but we'll wait and see what has worked and what hasn't before more projects are done. We have a bid for a Maintenance Plan as well, which we should consider some form of, so we don't wait until everything needs work again, but we are taking a wait and see approach to that right now.
- It was reported that W. Shoreview is still flooding. Noted.
- The Swale that was done on E. Shoreview was reviewed and agreement was that it has been very effective.
- Question was asked about whether or not we dug out the North Border; yes, Whatcom Excavation did that work.
- Noted that 3 more no parking or dumping signs were added behind the Bus Shelter by Ken and Tyler. That seems to have helped with the dumping problem.

- Efforts towards Continued Property Improvement/Clean-Up
 - Let's continue to work on yards during the good weather.
 - Let's clean up yard trash.
 - Let's get those cars that don't run out of the yards.
- Bus Shelter Beautification Project

Ken announced that this project is finally going to happen, after being discussed for so long. It's taken a while because of weather and planning. He reviewed, again, the historical details. Bus Shelter was tagged years ago now and the surface was ruined in an attempt to clean/remove the tag. Various methods were tried w/o success. Neighborhood Artist, Katie Manner, is volunteering her time to do a landscape mural on it. Weather permitting, she plans to work on it June/July/August. If anyone wishes to volunteer, she'd be thrilled.

Her estimate on cost is only \$300-\$400. Love the Bargain!

- Discussion of trees removed being moved back into park area. Suggested they could be seating around the pond. We mentioned that there was discussion about working with Ross of Woody's Mowing to get them to the blackberry berm at Selder.

8. Officer Reports:

- Jamie Owens, Vice President: Asked to Speak on Website. Not much info provided.
 - Ken spoke up, and said that the Newsletters and all kinds of current info is posted on the websites for Homeowners to easily get to.
 - This is a savings compared to what we used to have to mail.
 - There is also a Suggestion Box for your use..
 - He urged everyone to visit the website and check it out. Soon Minutes and Stormwater bids will be uploaded there for your viewing.

- Patty Jameson, Secretary:
 - Questionnaire – Please turn those in or leave on the tables and I'll collect at the close of the meeting. This is your chance to let us know your thoughts.

- Judy Jones, Treasurer
 - Lien Filing and Release fee costs have gone way up.
 - If you are delinquent, please see me or Ken. We will be happy to work with you to get caught up.

9. Officer Elections:

All filled positions are always open if anyone wants to run against a current officer.

Current vacancies: Director-At-Large Stu McWilliam is interested.

Stu introduced himself saying he's lived in the community for 20 years. The Swale, on his street, was his idea.

Fabricated, I never mentioned the swale, Ken did. I did say it was nice not having to wear waders!

Motion for Stu by Val Hamilton, Lot No. 30.

Second for Stu by Anthony Lopez, Lot No. 41.

Vote: Hand vote, Majority Approved.

Special Note: Val Hamilton was thanked for running our community FB Page so well. She keeps scammers off and things running smoothly.

10. Adjournment. TIME : 8:40 PM