

**2015 Bywater Way Road Maintenance Association  
BWRMA Approved-Amended Annual Meeting Minutes  
May 30, 2015**

1. Call to order

The meeting was called to order at 10:15am, May 30, 2015, by President Lee Terry. Our newest neighbors introduced themselves.

2. Approval of minutes

Minutes for the annual meeting of 2014 were unanimously approved as written.

3. Treasurer's report

Tom Lewellen gave a review of the 2013 audit. We have approximately \$13,090 balance remaining in savings. No road work is currently scheduled, with the exception of mowing which will be approximately \$1,500 paid from the 2015-2016 budget, as a carry forward encumbrance from the 2014-2015.

4. Old Business – there was no old business

5. New Business

President Lee Terry announced that the purpose of this meeting was to discuss the voluntary positions open on the BWRMA Board. There are 6 positions available. Treasurer Tom Lewellen has agreed to stay on as treasurer. Those positions available are: President, Secretary, and four members at large. Ilona Bell asked for a definition of the positions that are open. Lee explained the open positions.

- There was an informal discussion for the benefit of the new residents of the history of the road maintenance association.
- There was a discussion of the two HOA's, White Rock Cove II, and Olympic Ridge. There was an explanation that all property owners are covered by the road maintenance covenants, some property owners belong to an association, and some do not.
- The question of leaning trees was brought up. Lee Terry explained that tree maintenance is the responsibility of lot owners, not the road committee. She pointed out that trees in view corridors are the responsibility of the two HOA's. Copies of the CC&R's are available on the BWRMA web site.
- The following people volunteered to be on the Board.....Mike Peterson, President.....Tom Lewellen, Treasurer.....Ilona Bell, Secretary.....Members at large are, Ralph Santamaria, Dennis Wilds, Pattie Hansen, and Julie Steveley. A motion was made to accept the new board members and passed unanimously.
- The new Board will determine the necessity for any road work to be done this year.
- There was a discussion as to how past due assessments and partial road payments are collected. Tom explained how escrow works during a property sale, to collect any delinquent assessments. Julie Steveley gave a brief comment about the necessity of a new overlay covenant that would be recorded with the county and have an impact on our current road maintenance covenant. The new Board will pursue this matter.

6. There was a discussion regarding the lack of a budget draft. Ilona made a motion for fiscal year June 1, 2015 to May 31, 2016, that the road assessment be set at \$400.00 per lot. After discussion, the motion was passed unanimously.

7. Meeting adjourned at 11:25am