

BYWATER WAY ROAD MAINTENANCE ASSOCIATION (BWRMA)

Title: Approved BWRMA Board Meeting Minutes

Date: 8/19/15

Board Members Present: Mike Peterson, President; Tom Lewellen, Treasurer; Ilona Bell, Secretary; Members at Large: Ralph Santa Maria and Dennis Wilds **Absent:** Patti Hansen, Julie Stevely

Meeting called to order: 9:13am.

Attending community members: None

7/24/15 Draft Board Minutes approved unanimously with the correction of the next board meeting changed from September 19 to August 19.

Treasurer Report: Tom reported \$19,148 in checking account and \$13,099 savings. To date, 42 lots have paid their maintenance fees, which is typical for this period of time. Assessment language will be changed from "payment" to "contribution" on future Road Maintenance Fee Notices.

Tom will incorporate the verified bid amount in the Proposed 2015-16 Budget and bring it before the Board at our next meeting scheduled for September 9th. Excess maintenance fees collected for this fiscal year will be applied to the next fiscal year, likely reducing that year's maintenance fee amount.

Old Business:

Road Maintenance: Road work in the amount of \$2,045.65 for brush cutting was satisfactorily completed in June, 2015. On July 27th Ralph and Mike inspected the work performed and mapped the cut area for future bidding.

The Board relies on the premise community members to want to maintain safe ingress and egress access to our community. Tom will look into creating a website location for Road Maintenance documentation for community members to easily access.

2015-16 Annual Budget

Based upon the \$400/year annual property owner contribution, a maximum \$27,280 would be available for all our standard budget items.

Paved and Gravel Road Bids

On July 29, 2015 Dennis, Mike and Randy Hathaway of Northern Asphalt inspected prior assessments of paved road problems and determined that the square footage of repair work would need to be increased to complete a proper repair. Specific square footage and locations were accurately set forth in the revised Northern bid of \$13,777.60. Northern Asphalt indicated proper patching with proper density and material will better address some of our road issues. Gravel bid is \$3,161 for leveling, grading and compacting to be

BYWATER WAY ROAD MAINTENANCE ASSOCIATION (BWRMA)

completed when the correct ground moisture accumulates— likely before the end of the year. The next lowest bid was in excess of \$30,000.00.

It is likely to be \$10,000-\$15,000 annual estimate for continued road maintenance. Future bids to focus on specific areas in need of attention, as well as the overall general roads maintenance.

Note: Fern Gully maintenance will be delayed until current construction and heavy equipment are no longer accessing that area.

Tom moved and Ralph seconded to accept both the revised Northern Asphalt paving bid and the existing gravel road bid. The motion carried unanimously. Mike produced the attached written scope of work to be kept on file for future reference.

Dennis will obtain estimated road work dates for the approved bids from Northern Asphalt. The upcoming email of dates selected for roadwork, will include the contractor phone number and email address for lot owners to contract any personal work desired at that time Northern Asphalt is in our area.

BWRMA Covenants:

The Board reviewed a short overview of the existing covenants for the road maintenance system, as provided by Julie. She also provided a one-page survey to stimulate input from lot owners to determine the scope of a possible overlay covenant. It is hoped that Board members and spouses/partners will separately complete the survey by August 27 and submit it to Julie.

Mike moved and Dennis seconded for Board members and spouses/partners to separately complete Julies sample survey on line for basic data baseline. The motion carried unanimously..

Leaning Trees:

Property owner of Lot #8 in Bridgeview Estates II scheduled tree removal and cleaned up the area. Property Owner of Lot #22 in Bridgeview Estates will be contacted by Mike and informed that Charlie Stewart can cut it down at reasonable prices. Property owners will be contacted in the future for leaning tree maintenance.

New Business:

Per our P.U.D. (Public Utility District) the 2015 Bywater Bay Aquifer Level in the South Aquifer current status is actually at a normal level—even though we're in a drought. The aquifer is recharged by rainwater from November through March. Snowpack has no impact on the Bywater Bay Aquifer. Water conservation is still a very high priority.

The annual BWRMA meeting will be Saturday, April 30, 2016 at 10 AM, as set by the BWRMA Bylaws.

**BYWATER WAY ROAD MAINTENANCE ASSOCIATION
(BWRMA)**

Our 2014-2015 fiscal year books need to be audited by 2 people. Mike will contact possible auditors among the membership.

The next Board meeting will be at 9:00 AM on Thursday, September 10, 2015 at Mike's home. The meeting date will be confirmed by email to all.

Meeting adjourned: 10:50am.

Submitted by: *Ilona Bell, BWRMA Secretary*