

BYWATER WAY ROAD MAINTENANCE ASSOCIATION (BWRMA)

Title: Approved BWRMA Board ZOOM Meeting Minutes

Date: 8/9/22

Board Members Present: Ralph Santamaria, President; Tom Lewellen, Treasurer; Ilona Bell, Secretary; Jim McGillis, Member at Large; Bill Richey, Member at Large; and Barbara Zinkil, Member at Large

Absent: Carol Glidewell, Assistant Treasurer

Attending community member: Jeremy Senner

Meeting called to order: 8/9/22, 5:05pm.

6/16/22 Draft Board Minutes

Jim McGillis moved and Bill Richey seconded approval of the 6-16-22 Board Meeting Minutes. **THE MOTION CARRIED UNANIMOUSLY.**

TREASURER REPORT:

Budget report states the balance of \$13,646.16 in Checking and \$59,133 in Savings.

- The recent Geo survey and brush cutting bills are paid
- **Maintenance Fees:** 89 total lots/2 own 2 lots so 87 billings: 56 paid, 31 owe of which 18 will likely pay
- After the letter sent noting counts in arrears, 5 brought their balance current

OLD BUSINESS:

Road Maintenance:

Roadside maintenance: Work completed to date in 2022 is as follows:

- Geological review completed on Hidden Springs Road shoulder deterioration.
- Roadside brush clearing was completed and paid.
- Additional weed clearing, to improve visibility at Bywater Way N and Paradise Bay Road, was completed and paid.
- Filled in ruts along the sides of Hidden Springs Road and Parkview Lane were completed and paid.
- Weed abatement on Hidden Springs road was completed and paid.
- Signage installed on Hidden Springs Road, to warn of safety hazards, are missing or vandalized once again, per Jim McGillis.
- Collection letter for delinquent association fees was sent out to property owners. (See the Treasurer Report above.)

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NEW BUSINESS:

Proposed Road Maintenance:

- Asphalt road repairs contracted with Agate Asphalt with work starting next week and to be completed in August.
- Repairs of gravel roads contracted with Whitworth Excavating; however, work is not yet scheduled yet, as waiting for rain minimize the dust.
- Additional rut fill along sides of paved roads, pending recommendations from current road inspections.
- Asphalt road sweeping plus culvert clearing pending bids.

Hidden Springs Road Deterioration

- Ilona will post the Geological Report
- Our private roads maintenance for safe travel is the responsibility of the Bywater Community lot owners.
- There is no budget to deal with repair of Hidden Springs Road physical deterioration.

JIM MCGILLIS MOVED TO TEMPORARILY CLOSE HIDDEN SPRINGS ROAD UNTIL THE SAFETY AND LIABILITY ISSUES FROM ITS PHYSICAL DETERIORATION CAN BE ADDRESSED. THERE WAS NO SECOND AND THE MOTION DIED.

Discussion followed.

- Several options regarding Hidden Springs Road were discussed:
 - Installation of signage and cones at the deterioration site. Implemented with signage and cones repeatedly vandalized and replaced over the past months.
 - Install concrete barriers at site deterioration.
 - Install a metal guard rail at site deterioration.
 - Rebuild failing, deteriorating steep slope.
 - Relocate road 10 feet away from deteriorating steep slope edge, with retaining wall support.
 - Temporarily close Hidden Springs Road until safety and liability issues are resolved.
 - Permanently close Hidden Springs Road to avoid safety and liability issues.
- Estimated costs associated with the safety and liability issues of the physical deterioration of Hidden Springs Road can range from \$30,000 to \$100,000.
- General response from community lot owners regarding the deterioration of Hidden Springs Road was minimal.

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- Our paved roads have an approximate 20 year life and are now about 17 years old, with current patching and layover repairs in progress. Chip Sealing a 2 inch surface for the entire paved road system is a potential future cost.
- Perhaps, permanently closing Hidden Springs Road, due to safety and liability issues, could allow expected repair expenses to be applied to future repairs of our more widely used main road system.
 - NOTE: County and other agencies indicate the permanent closure of Hidden Springs Road does not impact having 2 entrances into our community—Bywater North and Bywater South Streets from Paradise Bay Road.

BILL RICHEY MOVED AND JIM MCGILLIS SECONDED A MOTION TO AN EMERGENCY, TEMPORARY CLOSURE OF HIDDEN SPRINGS ROAD DUE TO SAFETY AND LIABILITY ISSUES. THIS CLOSURE WILL CONSIST OF PAINTED CEMENT BARRIERS AT BOTH ENDS OF THE ROAD, ALONG WITH APPROPRIATE SIGNAGE. A NOTICE OF THE TEMPORARY CLOSURE WILL BE SENT TO COMMUNITY MEMBERS AND APPROPRIATE AGENCIES. THE MOTION CARRIED WITH RALPH SANTAMARIA DISSENTING.

Discussion followed:

- Ilona Bell will draft a notice, to our Bywater Community Lot Owners, for BWRMA Board review and approval. Notice to include several options the Board discussed; possible costs; and request community input on a form and provide a stamped return envelope.
- Barbara Zinkil will stuff the mailing envelopes.
- Guard rails serve better than cement barriers.
- Jim McGillis & Bill Richey volunteered to obtain and place the cement block, with appropriate signage.
- Ralph Santamaria will complete the road inspections and make recommendations for the street sweeping, culvert clearing and rut fill-in projects to be concluded..

COMMUNICATIONS:

Ralph Santamaria thanked community resident Jeremy Senner for attending our ZOOM meeting.

Meeting adjourned: 6:47pm.

Submitted by: Ilona Bell, Secretary

P.O. Box 65093, Port Ludlow, WA 98365
Website: www.bwrma.org Email: bwrmagm2@gmail.com

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

Bridgeview Estates, Bridgeview II, Bridgeview III, Olympic Ridge Estates, White Rock Cove,
White Rock II, White Rock III, White Rock IV