

BYWATER WAY ROAD MAINTENANCE ASSOCIATION
(BWRMA)

Title: Approved BWRMA Board Meeting Minutes

Date: 2/22/23

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

Absent: Carol Glidewell, Assistant Treasurer

Attending community members: Nancy McGillis

Meeting called to order: 2/22/23, 4:41 pm

1/31/22 Draft Board Minutes

Tom Lewellen moved and Don Layton seconded approval of the 1-31-22 Board Meeting Minutes, with a spelling error corrected. **THE MOTION CARRIED UNANIMOUSLY.**

TREASURER REPORT:

Budget report states the rounded-off balances of \$5,965 in Checking and \$49,142 in Savings. 55,107 total

- **2022-2023 FY Budget Review:** \$34,156 was actually spent over the budgeted estimate of \$27,475, largely due to repairs and issues with the safety of Hidden Springs Road

Discussion followed: Concerning projected budget and inflation factor. The 2023-2024. Proposed Budget will be finalized at March 30 meeting

Don Layton moved and Bill Richey seconded approval of the 2-22-23 Treasurer Report. **THE MOTION CARRIED UNANIMOUSLY.**

- Laurie Davis and Polly Peters have agreed to audit our 2022-2023 Fiscal Year Books and plan to meet on March 1.

OLD BUSINESS:

Road Maintenance Agreement:

NEW BUSINESS:

Road Maintenance

Board Members Jim, Bill and Don have inspected the roads for new fiscal 2023-2024. Since patching is the most expensive method of repair, they suggest a budget item of \$5,000, in case of a sudden appearance of failure, even though they did not see any areas that need immediate repair.

Annual Meeting:

The BWRMA Annual Meeting for Fiscal Year 2023-2024, will be held Saturday, May 6, 2023, from 10am to 12 noon due to board members availability. The Paradise Bay Community Center has been reserved.

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Maintenance Fees

Draft Fees Policy review

- We will request that CLG write a letter to the owners supporting the legal authority of the board to collect maintenance fees. This letter will be mailed with Agenda, annual Budget and Board letter to the owners, announcing the Annual Meeting. Discussion followed regarding the draft Policy proposal.
- Jim McGillis moved and Bill Richey seconded to approve the draft policy to forward to GLC lawyers. **THE MOTION CARRIED UNANIMOUSLY.**
- Jim will forward the draft proposal to Condominium Law Group

Long Range Planning

At the annual meeting volunteers will be solicited to serve on a new permanent committee, with at least one board member; and, hopefully, one resident lot owner from each of our Community major areas, included in the description of the lots that are covered in our governing documents: Bridgeview Estates, Bridgeview II, Bridgeview III, Olympic Ridge Estates, White Rock Cove, White Rock II, White Rock III, White Rock IV.

COMMUNICATIONS:

The next Board meeting will be 4:30pm on March 30, 2023

N. Bywater Way is formal street change name from Post Office and our data base is updated

Meeting adjourned: 5:15pm

Submitted by: Ilona Bell, Secretary

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