

BYWATER WAY ROAD MAINTENANCE ASSOCIATION
(BWRMA)

Title: Approved BWRMA Board Meeting Minutes

Date: 8/5/23

Board Members Present: Jim McGillis, President; Bridgit Richardson, Treasurer; Ilona Bell, Secretary;; Bill Richey and Barbara Zinkil, Members at Large.

Absent: Carol Glidewell, Assistant Treasurer; Don Layton, Member at Large

Community Members Attending: Tom Lewellen and Nancy McGillis

Meeting called to Order: 8/5/23, 10:10 am

Welcome New Treasurer: Bridgit Richardson.

Draft Board Minutes Approval:

5/11/23 Draft Board Meeting Minutes

Barbara Zinkil moved and Bill Richey seconded approval of the 5-11-23 Board Meeting Minutes. THE MOTION CARRIED UNANIMOUSLY.

TREASURER REPORT:

The balances will be emailed to the Board.

Emailed amounts were:

\$36,094 in Checking/Demand Deposit and \$49,156 in Savings, for a total: \$85,250.

OLD BUSINESS:

Fee Collection Results: Approximately 11 delinquency notices will be mailed. Tom will continue paying monthly invoices and be reimbursed for their associated costs. He and Bridgit will look into automating monthly billings at Kitsap Bank.

2023-2024 Fiscal Year Completed Work:

Brush cutting work was completed with remaining payment pending final billing.

Welcome Committee:

Carol Glidewell and Leslie Layton provide a personal greeting to new BWRMA residents. There are currently 2 properties on the market.

NEW BUSINESS:

2023-2024 Fiscal year Planned Work:

Contract Bids: The goal is to minimize other minor road repairs this Fiscal Year, to carry over funds into next year's Fiscal Budget 2023-2024.

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Long Range Planning (LRP):

LRP Committee Members: ~~Jim McGillis~~: Fred Bell, BV2; Bruce Bernacky, ORE; Lynn Johnston, ORE; Nancy McGillis, WR2; Polly Peters, ORE; Mike Peterson, BV2; Wayne Richie, BV2; Paul Rouser, WR4; Jeremy Senner, WR2; and Micky Sinclair, ORE.

The first Long Range Planning Committee meeting is 3:00pm, August 15, 2023, at Jim's home.

This year's goal is to provide numbers for next year's 2023-2024 Fiscal Budget. The materials Jim and Nancy researched, were emailed to the committee for the August 15th meeting. Discussion followed.

The LRP Committee is to recommend future LRP options for a special assessment to address the costs of our nearly 20 year old eroding roads.

Ilona volunteered to take notes at the LRP meetings.

Bylaw & Covenants Revision:

Board members met with Condominium Law Group (CLG) to discuss next steps required to be in compliance with State Law 6490. Jim obtained a 2nd opinion from lawyer of the Kala Point HOA. Discussion followed. BWRMA will proceed obtaining Washington State Law RCW 64.90 compliance with attorneys at CLG. Need to determine legally deeded lots within our covenants. Jim plans to stay actively involved until the Covenants and Bylaws issues are resolved.

Jim McGillis moved and Bill Richey seconded a motion to move forward using the Condominium Law Group to achieve compliance with Washington State Law RCW 64.90. The motion carried unanimously.

President / Co-Presidents: Jim McGillis will remain BWRMA President for this Fiscal Year 2023-2024. The Board will be seeking a new president for next Fiscal Year 2024-2025.

COMMUNICATIONS:

The next BWRMA Board Meeting will be 10:00am, September 30th at Jim's home.

Submitted by: Ilona Bell, Secretary

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