

BYWATER WAY ROAD MAINTENANCE ASSOCIATION
(BWRMA)

Title: Approved BWRMA Board Meeting Minutes

Date: 2/13/24

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

Absent: Carol Glidewell, Assistant Treasurer

Community Members Attending:
Nancy McGillis

Meeting called to Order: 2/13/24, 6:08pm

Draft Board Minutes Approval:
9/30/23 Draft Board Meeting Minutes approval.

Don Layton moved and Bill Richey seconded approval of the 9-30-23 Board Meeting Minutes. THE MOTION CARRIED UNANIMOUSLY.

TREASURER REPORT:
\$23,240 in Checking/Demand Deposit account and \$53,169 in the Reserve Savings Account.

Bill Richey moved and Don Layton seconded a motion to approve the Treasurer Report. THE MOTION CARRIED UNANIMOUSLY.

Board will consider putting Reserve Funds into a CD.

OLD BUSINESS:

Fee Collection Results: No change: BWRMA is short 8 full assessment payments.

Road Maintenance: Don, Bill and Jim toured the roads on 2/1/24 and observed continued deterioration of the system particularly Bywater way and N Bywater way. However no serious break through or pot holes were observed. Jim mapped our paved roads into 7 sections to better prioritize sections needing repair and estimated date for resurfacing.. His chart depicts percentage of aligating as of 2/13/24. It appears that some roads need attention by 2025. A best per sq.ft. price is achieved by resurfacing selected paved roads at once/in a single contract.

Bylaw & Covenants Revision:

A reminder for the Condominium Law Group (CLG) ZOOM meeting tonight, at 7pm, was emailed to BWRMA lot owners on 2/8/24.

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CLG ZOOM Meeting:

Attorney Jennifer De Winter conducted the meeting with substantial assistance from Jim McGillis. A general history of the original Bylaws and CCRs were drafted poorly at that time. The assumption was that Jefferson County would take over the roads; however, they were not initially graded to County standards. Furthermore, they contained no remedy to meet those standards, so remain private roads.

WA State Law RCW-6490 was passed to address numerous covenants that were written poorly. (She noted that an HOA was generally defined as sharing roads within that community.) CLG developed an Amendment to clarify and update our Covenants and Declaration, to bring them into compliance with Washington State law. She indicated copies of recorded deeds—that could be found in public records—containing our original CCRs #1 and/or #2 were part of the Bywater Way Road Maintenance Association.

Discussion followed from various attendees.

Wayne Ritchie summarized: All lot owners receiving this amendment need to participate in the upcoming vote to bring our association into compliance with CWR-6490. This will give us the option to address numerous issues--Lot Owners on the east side of Paradise Bay Road, etc.

CLG will prepare the ballots for the upcoming vote to be held in the near future. Jennifer noted a successfully voted Amendment would take effect in approximately 2 years.

Long Range Planning (LRP):

The Reserve Study LRP report was distributed via email to the Board.. However, since that report, a sub-committee of the LRP Committee has used the **U Plan-it Application** to produce numerous additional options.

The sub-committee of the LRP will meet this coming weekend to review these additional options and provide suggestions to the LRP. The LRP will then decide which to recommend to the board or if more work is needed.

Charlotte Hodges Draft Letter: Ms Hodge has agreed to pay maintenance fees beginning with the BWRMA 2024-25 Fiscal Year.

NEW BUSINESS:

Annual Meeting

The BWRMA Annual Meeting will be held **10:00am, Saturday, April 27, 2024**, at the Paradise Bay Community Center. Don Layton will reserve the facility.

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(BWRMA)**

COMMUNICATIONS:

The next BWRMA Board Meeting will be 4:00pm, March 20, 2024, at Jim's home.

Ilona will work with Bridget to update the BWRMA G-mail account.

Submitted by: Ilona Bell, Secretary

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