

# BYWATER WAY ROAD MAINTENANCE ASSOCIATION (BWRMA)

**Title: Approved BWRMA Board Meeting Minutes**

**Date: 2/10/16**

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

**Meeting called to order:** 9:05am.

Attending community members: None

**9/10/15 Draft Board Minutes** Tom moved and Patti seconded approval of the 9/10/16 Board Minutes. Motion carried unanimously.

**Treasurer Report:** Tom reported \$13,777 in checking account and \$13,090 in savings. To date, less than half of the lot owners have paid their maintenance fees after second notices were sent out. Total fees billed: \$29,640 and \$21,843 received; resulting in a nearly \$7000 shortfall. Tom is updating contribution payees list. It was clarified that the Budgets will be posted on our website.

## **Old Business:**

**Road Maintenance:** Paving & grading is an ongoing process. Mike and Ralph will address pot holes with Randy of Northern Asphalt. Northern Asphalt will re-work 3 spots showing some wear as determined from monitoring road wear with all the rains this season. The condition of our roads are important for emergency vehicles, mail delivery, UPS & Fed Ex deliveries as well as for residents. Since Fern Gully has home construction underway, road work will take place after the heavy equipment involved with construction is no longer accessing Fern Gully.

**Fiscal 2014-15 Audit:** Nancy McGillis and Jane Minish conducted the annual audit and found the books balanced. It was recommended that after clearing checks reporting account deposit numbers are redacted

**BWRMA Covenant Overlay Status:** This process is complicated and involved, with many aspects to consider. Julie reiterated that we are not replacing the existing covenant but attempting to augment it by adding the practical maintenance issues our property owners face in our unique community and those services they would like to continue being routinely provided. Julie will determine the necessary legal steps in this process with an attorney whom she is continuing to contact. The focus will be to find a middle ground for BWRMA members to consider. The draft member survey was not discussed.

**Co-Treasurer:** Tom will define a "Co-Treasurer" position including duties and operational procedures. He will email the description to the Board upon completion. An existing board member may be considered for this position.

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## **New Business:**

**Neighborhood Signage:** Neighborhood signage is a safety issue and must be dealt with on an ongoing basis. After replacing the missing stop sign reported at the last meeting, there are currently no signs missing. The Alpine Court P.U.D. backup generator was stolen along with an attempt to take the generator on Bywater. The Sheriff is investigating these incidents. Legally, there needs to be 3 No Trespassing Signs posted at our entrances on Bywater Way North, Hidden Springs and Bywater South to better prosecute incidents occurring in our neighborhood. Dennis moved that the association purchase 3 No Trespassing signs from the internet to be installed by community volunteers. Ralph made a friendly amendment to: purchase signs that specifically include legally binding verbiage. Julie seconded the friendly amendment and the motion. Mike made an additional friendly amendment to include: the association will update existing signage as needed. Patti seconded the additional friendly amendment and the amended motion. The amended motion: The association purchase 3 No Trespassing signs from internet that include legally binding verbiage to be installed by community volunteers, who will update existing signage as needed. The amended motion carried unanimously.

**Road Work Party:** Down trees off have been cleared from the roads but are still impacting safety access and need attention. Owners are being contacted for permission to clear debris for access safety with hopes to conclude this work in the month of February prior to brush cutting. Weather permitting, Mike, Ralph, Dennis, Steve Hendricks and Bill Richey tentatively set a Road Work Party for Thursday, February 18, at 10am. Others may be contacted to meet at Mike Peterson's home just before 10am.

**Brush Cutting Contract:** Mike is contacting last year's contractor to bid this year's work.

**Website Update:** Ilona briefly described the website as being updated in WordPress. The old site was reorganized with all data remaining on our existing site, which is now in "beta" format—the public is accessing our old site until the new one is released. Discussion followed with clarification of items to be posted, including a list of recent contractors used successfully. The board will be asked to pre-view the site for feedback. Hopefully, the new site will become public by February 20. The neighborhood will be advised via email when the February 10 Board Meeting Minutes are transmitted.

**Annual Meeting:** Per our By-laws, the annual meeting is set for the last Saturday in April. It will be held at the Paradise Bay Community Association (next to fire station) at 10am on April 30<sup>th</sup>. Ilona announced that she will continue as Secretary and Website Editor, unless another resident wants to apply for these BWRMA Board positions

The next Board meeting will be Thursday, March 10, 9am at Mike Peterson's home.

Meeting adjourned: 11:25am.

Submitted by: Ilona Bell, BWRMA Secretary