

Annual Meeting Minutes
Bridgeview Bay Homeowners Association
Tuesday, August 27, 2024, 6:30pm
The Paddle Trap, upstairs



Board/ARC Members Present: Jen Saari, President; Cami Bauman, Secretary

HOA Members Present: Patricia Brown, MaryLou & Terry Horning, Rob Knoll, Scott Knowlen, Mike & Kerry Knowlen, Tamera Frank, Joe Meide, Tammy King, Carol Nagel, Cliff Zearley, Travis Felchle, Cammy & Steve Kelsch, Justin & Kristianna Lance, Mark & Kari Bachler, Jamie Buchholz, Andrew Travnicek, Char & Neal Stroh, Cal Singleton, Cole Bertsch & Kim Sperle, Gabriella Arellano, Dustin Schmidt via phone

Meeting Call to Order - President Saari

Reports

- Brief Review of 2023 HOA Annual Meeting - President Saari
- Treasurers Report – President Saari, provided by former Treasurer Schwab
 - Current assets of \$91,885.87
 - Past due receivables (HOA dues) of \$7,632.00
 - Undetermined past due payables (OSi, J Saari, etc.)
- ARC Report - Secretary Bauman
 - 6 requests were voted on since the last meeting, all ultimately approved
 - 2 parking pads
 - 1 sunroom
 - 1 deck
 - 1 dock
 - 1 landscaping
 - Board activity
 - 3 board members resigned in October 2023
 - 1 board members temporarily reinstated in July 2023

Old Business

- Weed Remediation - President Saari
 - One quote from River City to spread granular chemical in the spring for \$14,577
 - Cal mentioned the Corp of Engineers seem to be against the organization spreading chemical but is okay with homeowners doing it themselves
 - One quote to harvest weeds for \$7000
 - Homeowners would like explanation on difference between harvesting and chemical
 - Misty Waters had River City spread granular chemical and they do not have a problem at all this year
 - Which harvesting are we looking at
 - Rake or cut



- Either method will likely have to be annually
- TJ Toos spread granular chemical in Lakewood
 - Look into effectiveness
 - Ask TJ to provide a new quote
- Must have approval from membership to spend over \$500
- Rob Knoll made a motion to approve spending up to \$15,000 for weed remediation in Spring 2025
 - Cole Bertsch seconded the motion
 - Vote: 19 Yes - 2 No
 - Motion carried
- Annual HOA Fees - President Saari
 - Tabled for new board to handle

New Business

Board Elections – effective immediately

- Election of 4 HOA Board Members - President Saari
 - President - 1 year term
 - Char Stroh volunteered - uncontested
 - Vice President - 1 year term, followed by 2 year term as President
 - Dustin Schmidt nominated by Cole Bertsch - uncontested
 - Treasurer - 1 year term
 - Cole Bertsch nominated by Cal Singleton - uncontested
 - Secretary - 1 year term
 - Cami Bauman nominated by Jen Saari - uncontested
- Election of 3 Architectural Review Committee (ARC) Members
 - 2 ARC Members - 2 year terms
 - Candidates
 - Gabriella Arellano volunteered
 - Travis Felchle nominated by Cammy Kelsch
 - 2nd by Mark Bachler
 - Carol Nagel volunteered
 - 2nd Char Stroh
 - Vote
 - Gabriella Arellano – 8 votes
 - Travis Felchle – 10 votes
 - Carol Nagel – 12 votes
 - Travis Felchle and Carol Nagel elected to ARC for 2-year terms
 - ARC Chair – 2 year term
 - Jamie Buchholz – uncontested

Other New Business/Discussion

- Tamara Frank requested HOA approval for waiver of 2024 dues for upkeep of signs on private property
 - Cami Bauman made a motion to approve the 2024 dues waiver
 - 2nd by Mark Bachler
 - All in favor, none opposed
 - Motion carried

- Double signature authority for checks and bank accounts
 - Char Stroh made a motion to require 2 signatures for check writing and bank account access going forward
 - 2nd by Mark Bachler
 - 16 yes votes
 - Motion carried



Adjourn 7:27pm