

Birch Bay View Homeowners Association

Annual Meeting

May 9, 2026

Welcome!

- **Sign In – Please sign in so we can verify quorum.**

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Today's Agenda

- Introduce the Current Board
- 2025 Major Board Accomplishments
 - Status of Violation Complaints/Fines/Liens
- 2025 Financial Summary
- 2026 Financial Forecast
- Board Election
- Questions

Current Board of Directors

- President – Ginny Zimmerman
- Vice President – Vacant
- Secretary – Bette Mitchell
- Treasurer – Jan Snyder
- Board Member – Trish Welch
- Board Member – Gavin Dunne
- Board Member – Lyndsey Reimer

2025 Board Accomplishments

- **27 Violation Complaints Received**
 - **2 Board Members Inspect & Take Photos**
 - **2 Certified Letters are Sent**
 - **2 Notices of Lien are Sent**
 - **Liens are Filed**
- **2 Violation Complaints were Dismissed**

2025 Board Accomplishments

- **5 Properties Corrected the Violations within 45 days, notified the Board via US Mail. 2 Board members inspected the property and took photos to verify compliance. No fines were paid!**
- **3 Properties eventually corrected the violations and paid fines totaling \$6,996.92.**

2025 Board Accomplishments

- **6 Properties have liens filed against them.**
 - **5 Properties have not notified the Board that the violations have been corrected. The fines continue to accrue.**
 - **1 Property has corrected all violations, so the fines are frozen. The lien must still be paid prior to sell of the property.**
 - **1 Property is in foreclosure.**

2025 Board Accomplishments

- **6 Properties have liens filed against them.**
 - **WA state law states unpaid assessments to Homeowner Associations may charge 15% interest.**
 - **At the time of filing on July 31, 2025, the liens totaled over \$65k.**

2026 Board Accomplishments

- **7 Properties are scheduled to have liens filed in the next few days. None of these properties have corrected all their violations.**

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Beginning Balance – April 1, 2025	\$8,480.28
<u>Expenditures</u>	
GoDaddy – HOA Website	\$ 416.58
US Postage Stamps	\$ 16.50
US Certified Letters	\$ 578.19
Office Supplies	\$ 596.21
Welcome Gift Baskets	\$ 78.16
Canadian Certified Letter	\$ 148.90
Legal	\$ 5,425.00
Blaine Mailbox	\$ 120.00
Property Liens Filed	\$ 1,866.00
Liability Insurance	\$ 3,648.11
Safe Deposit Box Rental	\$ 50.00
WA Secretary of State	\$ 20.00
Registered Agent	\$ 436.00
<u>Total Expenditures</u>	<u>\$13,399.65</u>

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Beginning Balance – April 1, 2025	\$ 8,480.28
Total Expenditures	\$13,399.65
<u>Deposits</u>	
Fines Collected	\$ 6,996.92
Dues Collected	\$ 4,600.00
Certified Letter Refund	\$ 6.08
Total Deposits	\$11,603.00
Ending Balance – April 30, 2026	\$ 6,683.63

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2026 Financial Forecast

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Total Expenditures	\$13,399.65
<u>Deposits</u>	
Fines Collected	\$ 6,996.92
Dues Collected	\$ 4,600.00
Total Deposits	\$11,596.92
Ending Balance – April 30, 2027	\$ 4,880.90

Proposed BBVHOA Board of Directors

- **President – Lyndsey Reimer**
- **Vice President – Gavin Dunne**
- **Secretary – Bette Mitchell**
- **Treasurer – Jan Snyder**
- **Board Member – Trish Welch**
- **Board Member – Ginny Zimmerman**

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Questions?

Adjourn Meeting