



BIRCH BAY VIEW
Homeowners Association
www.bbvhoa.org

BBVHOA
2390 Peace Portal Dr. #40
Blaine, WA 98230

Building Connection and Collaboration since 1959

Birch Bay View Homeowners' Association Annual Meeting

May 3, 2025

10:30 A.M. Blaine Library

26 households present (17 required for a quorum) and 32 people present.

Ginny (Board President) began the meeting by welcoming all and going over the agenda for the day. She introduced the current board and explained that they have been working together since May of 2023 and are choosing to stay on the board for the following year.

She shared the past accomplishments of the current board.

The financial summary for 2024 was presented.

Beginning balance – May 1, 2024:	\$6,190.58
2024 Dues paid:	\$2,495
Past dues paid:	\$1,567.17
Total expenses:	\$1,772.47
Ending balance – March 31, 2025:	\$8,480.28

(2024 expenses consisted of stamps, website cost, printing, office supplies, mailbox, external drive, registration with WA Secretary of State and attorney fees).

Board established a fine system in August 2024, and it started September 1, 2024. Used results from survey from members stating their number one concern is #1 - maintaining trees/hedges, #2 - unkempt yards and #3 - abandoned houses.

Ginny explained how to fill out complaint form and how the fine system is utilized by the Board.

Shared financial plan for 2025. Explained why board proposed increase in dues from \$25 to \$50 per year. Ballot results will be posted no later than May 17.

Ginny went through EVERY revision of by-laws and explained what it is and why the board proposed changes. Members had the opportunity to vote on each revision separately or just vote yes or no to all at one time.

Ginny explained that Whatcom County follows the State law of allowing ONLY Safe and Sane fireworks.

A few questions were asked and answered.

The board expressed their thanks for all who chose to come to the meeting. It was great to see everyone! Please check website for ballot results.

Reported By: Bette Mitchell, BBVHOA Secretary

Updated By: Ginny Zimmerman, BBVHOA President, May 11, 2025

All revisions to the Bylaws passed. 80.9% voted to accept ALL revisions. Revisions #1, #2 and #20 received two NO votes (9.5%). Revisions #5, #21, #23, #24, #25 and #26 received one NO vote (4.8%).

The new Bylaws will be posted to the website and become effective May 3, 2025.

Birch Bay View Homeowners Association

Annual Meeting
May 3, 2025

Today's Agenda

- Introduce the Current Board
- 2024 Major Board Accomplishments
- 2024 Financial Summary
- Fine System
- 2025 Financial Plan
- Summary of Bylaw Revisions
- Voting
- Questions