

BVHA ZOOM MEETING – 12/15/2020 - Meeting started at 3:01pm

ROLL CALL: Marina Watts; Christine Kelsey; Bob Erbe; Barbara Adamski, Kirby Harris; Patrick Messinger; Carol Solon

MINUTES: Carol reported that she sent the November minutes and then made a small correction per a suggestion by Kirby and then she sent the revised version. Christine moved to approve the November minutes, and Patrick seconded the motion.

TREASURER'S REPORT: Bob emailed the cash flow, bank statement and KBK statements. Motion made by Christine to approve the annual charge for insurance in the amount of \$3,577, and Kirby seconded the motion. Discussion also was held regarding the levee funds. Regarding making a payment to Melody for website bill, Barbara made a motion to approve the payment and Patrick seconded it.

PROPERTY MANAGEMENT: Patrick said that he is not ready with his report but plans to send something out to the Board tomorrow. However, there was a call regarding whether there was enough money in the budget to cover any proposals. Interest was expressed in the Oliver Property Management Company. Bob is familiar with Kathy Oliver but has not spoken with her directly. Bob offered to speak with her.

NEWSLETTER: Carol mentioned receipts for supplies that she incurred, and Marina said to give the receipts to Bob. Overall, we discussed how many copies are needed to email or to mail and budget. A full copy can go on the website. We agreed to a budget of \$800, after discussing what we have paid for mailings in the past. Kirby and Carol voted for just mailing them. We discussed reducing the size of the newsletter by removing any extraneous pictures and getting quotes from both Staples and Pajaro Valley Printing. Carol will reduce the size of the newsletter and email it to everyone.

PHONE REPORT: At the moment, there is no report. There was very little activity by phone or email.

WEBSITE: Barbara received the old CC&Rs from Christine. Also, she received the new elections page to go on the website that was signed by Carol. We also discussed deleting an old newsletter email address and putting it on the website. Also discussed adding a note on the newsletter, asking people to provide their email addresses so that we can reduce the cost of printing and mailing.

CITY MANAGERS: Christine and Kirby spoke with Ari Parker. ADUs would be in the garage and JDUs can be in the house but with a separate entrance. Parking can be tandem. Cars can only be parked on concrete surfaces. People would have to get authorization from the Architectural Committee. There are many rules, including building an ADU in the backyard.

PESTICIDE LETTER: Some residents want to have the HOA and other groups to support advance notices reporting use of pesticides by the farmers in the community. The Board unanimously wants to support doing this. We are interested in being notified about any spraying. Marina will work on the wording of our response.

ARCHITECTURAL & COMPLAINT COMMITTEE: There was one request to have a color change on someone's house. In addition, there is the ongoing problem with a person living in his car in a driveway. Christine has sent several letters, including a notice of complaint. Our attorney is looking into it after Christine has informed him of all the letters she has sent and ongoing harassment by this guy.

Furthermore, there is another problem with an underage resident and other people apparently underage coming and going at the house.

Another resident has been contemplating a 9' fence on his property, and information from the City is not clear.

We wished Marina the best as she leaves her position. Patrick gave a strong recommendation for Christine as president. Patrick also nominated Barbara to be vice president. Barbara declined. We voted unanimously for Christine to be the new president.

Meeting adjourned at 5:08pm.