

Bay Village Homeowners Association
Annual Meeting
340 East Beach Street
Watsonville, CA 95076
www.watsonvillebayvillage.com
(831) 457-6646
November 5, 2016

Meeting called to order at 1:00pm

Board Members:

Ray Montoya/President, Betty Fiorilla/Vice President, Josie Seymour/Financial, JanVyeda/Secretary, Sarah Cartwright/Architectural Committee and Complaints, Marilyn Carter/Architectural Committee and Complaints, Jan Carter John Kegebein/Architectural and Complaints, Emil Yappert/Levee Overseer

Guest Speaker:

Gabe Martinez/City Public Works

Freedom Blvd Repairs:

Re-pavement and repairs on Freedom Blvd continues.
Construction on Freedom Blvd has taken longer than anticipated due to underground issues such as water line removal. Updates found on the City newsletter and website.

Traffic Flow:

Synchronized lights/smart lights installed to help with traffic flow. Lights provided by grant with Resource Board. Gabe will check as to why the synchronized lights do not change for motorcycles, bikes, tractors and for side streets.

Water Quality:

Increase in street sweeping in high traffic areas to help with storm water, debris, litter and drainage. Check flyers and newsletters for more information.

Flood:

A cleaning of Bridge Street Canal confirms no obstructions.

Bridge Street Construction will bring Median up to code under the Governor's plan for water conservation and usage

Construction will consist of an update of current conditions. No removal of trees or median considered. Plans are to upgrade irrigation system to water the trees, remove turf and provide drought tolerant plants.

Homeowners are responsible for sidewalk and curb repair.

The City has a program to help homeowners with sidewalk repairs. The City will pay for the repairs and the homeowner will then reimburse the City. For information on sidewalk rights, contact the Community Development Dept, 250 Main St.

A sign request for Atri Court to make known that the street is a Cul-de-sac.

Customer service 831-768-3133

Guest Speaker:

Dwight Lynn/Farmers Ins. 831-722-6787

Homeowners Ins. should cover repairs to the sidewalk.

Homeowners are responsible for sidewalk repairs but the City has the right of way.

If you have a cracked sidewalk due to tree roots, call the City to inform them of the problem.

Check your policy on trip and fall liability Ins. for sidewalk coverage.

Dwight offers a lower cost on flood INS, call for a consultation.

FEMA draws the flood maps. FEMA will not cancel policy midterm.

An elevation certificate cost, \$600.00-\$1,200.00.

Guest Speaker:

Kirt Vojvoda/Fire Dept

Fire Safety

Check your home for smoke detectors. Place one detector in living room and bedrooms.

Proper placement for the detectors is the ceiling.

ABC fire extinguishers are equipped to handle oil and grease fires.

Place fire extinguishers for easy access, such as in the garage and kitchen. Do not box yourself in should the fire erupt, place for easy access,

Ceiling sprinklers put out fires but it depends on the load.

Check extinguishers once a year for expiration date or replace.

Substation:

The Fire Chief is looking for areas to house a substation. Possibilities included Bridge Street/ Joyce Park, Ann Soldo School, or the vacant lot that housed the Farm Supply on East Lake.

Empty lot on East Lake and Tuttle, by Super Max, is private property. Elks Club, corner lot is a different parcel but the Elks do own the property. Storage area for City Water on Freedom Blvd not the best area due to location.

Funding is a factor in deciding a location.

Speed bumps on Bridge are not good for Fire and Police.

The fire dept has paramedics upon arrival but they do not transport patient to the hospital. An ambulance does the transporting. The ambulance company is a for profit business.

The fire dept. arrival in the big fire truck provides firefighters always ready and available to respond to calls if the big truck is required for the next call.

Volunteer and reserves are not cost effective and unreliable.

Guest Speaker:

Nancy Bilicich/City Council Member

She represents the HO

A fire station needed on the East side.

Levee: flood Ins. ranges from \$500.00-\$700.00. Keep calling around for better quotes.

The Army Corp of Engineers is behind 18 months. Sam Farr is on it. We need to remind Sacramento about the small town of Watsonville. The Congressperson should advocate for Federal money. The Army Corp of Engineers draws the plans for all County agreement including Santa Cruz County, Monterey County, and Santa Clara County.

Pajaro River is on the outskirts of the city. Salsi Creek is located on Bridge St of BV.

Nancy invites residents to attend the City Council meetings.

County Supervisors meet four times per year.

Contact public works for traffic concerns on Bridge Street. For legal concerns, contact Dept of Transportation. Possible solutions for Bridge Street are stop signs, speed bumps and cameras.

Flood concerns contact the County of Santa Cruz, zone 7, Supervisor/Zach Friend

Board Issues:

Problems continue at Joyce and McKenzie Park with alcohol and drug use.

Dog walkers are not cleaning up after their dogs.

A neighborhood watch needed.

Speeding and noise a problem on Bridge Street.

The board will send out a letter to the HO about yard maintenance concerns. HO should call the city/code enforcement for yard concerns if not corrected.

No increase in assessment fees since 1971. BV cannot operate on a 1971 budget.

The money spent is for information, printing, website, postage, storage and enforcing CCR's. See website for board minutes and financial report.

There are 600 homes in the BVHA, 40% are renters. Renters do not receive the newsletter.

BVHA has no right to limit renters.

A lien on property placed for nonpayment of assessment fees. No attorney action needed for a lien on a home.

Lawyer cost is \$280.00 per hour with a \$2,000.00 retainer.

Violations not corrected are a matter for the attorney, which may involve litigation.

Violations consist of age violations. The attorney will decide if it is a violation.

The Judge has the deciding rule for court cases.

Average cost per case \$20,000.00. Court fees to date, \$50,000.00.

Assessment fee concerns:

To increase the assessment fees, 75% of the HO must agree through a voting process. A no reply vote considered in agreement of increase to fees.

A proposed increase in assessment fees of \$100.00 per year. This increase averages out to \$9.00 per month.

HO suggestions for increase:

1-2 % increase per year.

\$75.00 per year assessment fee.

Board members:

Board members needed. The President, Vice President, and Secretary are resigning at the end of 2016.

Board members meet once a month.

Board members elected for a two-year term.

Lack of Board members will require the hiring of a property mgt. to meet the needs of the HO.