

Bay Village Homeowners Association  
340 East Beach Street  
Watsonville, CA 95076  
www.watsonvillebayvillage.com  
(831) 457-6646  
March 21, 2017

Board Members:

Roll Call/7:00pm

John Kegebien/President and Architectural and Complaints Betty Fiorilla/Board Member,  
Josie Seymour/Financial, JanVyeda/Secretary, Sarah Cartwright/Architectural Committee  
and Complaints, Emil Yappert/Levee Overseer, Jan Carter/Board Member  
Absent: Jan Carter and Emil Yappert

Reading of the February 2017 minutes

Approval of February minutes/ Josie  
Second/Betty

Treasures Report/Josie

Approval/Betty  
Second/Jan V.

Bank balance as of February 1, 2017	\$23,440.30
Deposits	\$394.65
Expenditures	\$77.38
Bank balance as of February 28, 2017	\$23,757.57
General Fund	\$21,121.66
Levee Fund	\$2,635.91
Total	\$23,757.57
Legal Reserve Fund	\$36,087.11

Architectural Committee and Complaints did not meet prior to meeting.

Age verification forms available on the website including QPR requirements. A Doctor's letter is required detailing needed care.

Consideration of Board positions by nomination of the Board of Directors. A reelection process for board positions held at the annual meeting in November.

The Board will investigate a change to the bi-laws to add non-residents for Board position. To date the last line of Article V Section 1 states; Persons nominated must be members and residents of Bay Village.

A quorum of the Board is required to amend the bi-laws.  
CCR's trump the bi-laws to bring the laws to agreement.

Newsletter contents:

Civil Code on the good neighbor act/Sarah

Solar panels on back of house and Board approval

Certified letters mailed to HO for nonpayment of assessments dues and possible lien on property/  
Josie. Cost of a certified letter is \$12.00

Report on the rodent problem/John

Thirty-day notice of assessment increase

The Board has yet to receive all assessment dues for 2016. Assessment fees for 2017 are due in  
July, assessment fee increase of \$6.00.

Joanna has drafted a welcoming letter to new HO, including basic information about BVHA  
rules and regulations.

The Board suggests that Mortgage Companies receive the letter as well.

The Board voted to raise the assessment dues by 20% based on CA Civil Code 1366. This is an  
increase of \$6.00. Total assessment fees due for 2017 for \$36.00.

Approved/Sarah

Second/Betty

John absent from Board meetings for the next 3 months.

Betty will take his place as acting President.

Joanna reinstated as active Board member.

Joanna will assist Josie with treasurer business.

March phone Report/Jan V.

1-transfer

1-rental of hall

1-solar panels

1-requirements for QPR

2-transfer of documents

1-complaint

1-home repair

2-assessment fees/late

3-real estate/assessment fees

1-homes for rent

1-age requirements

Meeting adjourned at 8:30