

Bay Village Homeowners Association
340 East Beach Street
Watsonville, CA 95076
www.watsonvillebayvillage.com
(831) 457-6646
October 18, 2016

Meeting called to order at 7:10pm

Roll call: 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

Absent: John Kegebein and Emil Yappert

Reading of September 20, 2016 meeting/Jan Vyeda

Approval of minutes/Josie 2nd/Marilyn

Reading of financial report/Josie

Approval of financial report/Betty 2nd/Sarah

Bank balance as of September 1, 2016	\$33,180.20
Deposits	\$1,159.00
Expenditures	\$2,085.38
Bank balance as of October 31, 2016	\$32,253.82
General Fund	\$27,418.23
Levee Fund	\$4,835.59
Total	\$32,253.82
Legal Reserve Fund	\$36,078.15

Approval of payment:

Jan \$60.61 for ink

Betty \$157.31 for USPS.

Approval of payment /Betty 2nd/Jan C

Visitor:

Auro Milesi:

Mr. Milesi has concerns over underage tenants and noise ordinance.

Ray Montoya addressed Mr. Milesi issues according to the CCR's. BVHA is an enforcer of the CCR's. BVHA will address the issue concerning underage tenants. The issue concerning a neighbor's excessive loudness is a matter for the police.

The first step to take if underage tenants suspected is to file a letter of complaint. The complaint form can be accessed on the website.

Once the complaint has been investigated and a violation has been determined, the Board will act accordingly following the procedures of the CCR's.

BV age requirements are as follows:

The homeowner or renter must be 55 years of age to reside in the home.

A qualified permanent resident (QPR) with a Doctor's report stating that care is needed, must be approved by the board.

Any other residents residing in the home must be 45 years of age or older.

Procedures for age violation:

- The resident must prove age.
- The owner of the home has thirty days to respond to the letter from the Board concerning underage residents.
- A failure to respond to the violation letter from the Board or a failure to address concerns of underage residents will require a letter to resident/Landlord from the BVHA attorney.

BVHA enforces the CCR's and age violations.

Visitor:

Christine Kroski

Kirby Harris

Sadie

Concerns conveyed over the heavy traffic and noise on Bridge Street.

Ray suggests addressing the concerns with the City Management and the Police.

Suggestion made that a Bridge Street Committee be established to address the traffic concerns.

Possible solutions considered would be cameras along Bridge St., police patrol, and speed bumps.

Visitor:

Pam Harris

Pam has concerns that the YWCA facility will not provide adequate space to accommodate the number of people attending the annual meeting.

Pam wants to see where the money is going. Josie informed her that a financial report was mail along with the assessment forms and annual report. This information mailed annually. The information is also available on the website each month.

Clarification noted that the proposed increase in assessment fee is not for a city park.

Architectural Committee and complaints:

Five approvals for paint-same colors

One new complaint

Emil absent-no update on levee

New business:

New Board members needed

Website is up to date

Newsletter:

Josie has mailed the flyer for the annual meeting

Jan Carter has information about a library link to receive books for those confined to home.

Information will be included in the newsletter.

Phone report/October 2016

4-Architectural

1-Complaint

1-Real Estate and clubhouse access

1-Rental questions

1-Board meeting info

1-Has questions not specified

1-Title Co.

1-questions about clubhouse

1-Flood control division/construction on Bridge

1-Unreasonable to raise assessment fees