

Minutes, FVA Board Meeting

September 10, 2026

1:00 pm Bay Club

1. Call to Order - **1:00 by Charlie Mayfield.**
2. Roll Call - Charlie Mayfield, Katie Postlewait, Erika Mayfield, John Griffith, Sheri Griffith.
3. Member Comments - No additional members today.
4. Approve Agenda – Added timeline, irrigation blowouts, common area boundaries.
Katie motioned to approve amended agenda. Charlie seconded. Motion Carried.
5. Review Minutes – Last meeting minutes reviewed by the board.

Reports:

1. Finance – Reviewed power bill, thanks to Scott P for installing low-wattage light at the entrance. Water bill reviewed, sprinkler leak at entrance repaired. Erika to review tax question discussed. Discussed future RCW requirements for our community and possible additional responsibilities pertaining to finance.
2. ARC – no current applications.
3. Landscaping – Reviewed our current contract with Richard. Proposed presenting and discussing a new contract with Richard for 2027. Discussion to explore additional providers/options, too. To clarify, homeowners are responsible for turning on and off their own sprinkler systems in the Fall and Spring, and any repairs resulting from its operation. The backflow testing will be coordinated and paid for by the HOA, however, each homeowner is responsible for any repairs/replacement that may be needed.

Old Business:

1. Road Update – Road repair and paving spreadsheet reviewed with updates by Charlie. Charlie to explore costs of having cracks repaired to extend the life of our pavement, so we can plan for 2027 budget.
2. Website – Discussed website goals and different platforms/options available. Erika to look into a new website platform. Proposed HOA Express as a workable option. The deadline to take full control of our website is summer 2027.
3. Email Notification Consent Forms – Erika and Katie completed forms, and contact list reviewed. Secretary to store the completed forms.

4. RCW 64.90 – Reviewed and discussed applicable changes impacting our community. We will continue working to comply with changes effective in 2028.
5. Supplemental Declarations template opportunity – Thanks to Katie for attending meetings and updating the board on the process that would be required in updating our CCR's. Agreed to accept this opportunity to work with other SBCA villages to make certain we're in compliance for the future. \$2,967.98 allocated from budget to participate initially. **Motion by Charlie to participate in the template opportunity and new RCW64.90 requirement to redraft our Governing Documents to comply. Katie seconded. Motion carried.**
6. Contact List – Updated, thanks Charlie. Will remain confidential to our members only. Charlie will update the list as needed going forward.
7. Welcome procedure – Thanks to Charlie for putting this packet together for our new residents and the HOA president will personally deliver the packet when applicable.
8. Storm Drain Maintenance – OWSI will be contacted for a site visit to GPS mark our catch basins and evaluate. Charlie to update at the next board meeting.
9. Collections Policy – We follow SBCA collection policy, and a copy will be enclosed in the next statement/assessment for member's information.

New Business:

1. Election Calendar dates and timeline – Upcoming 2027 election timeline discussed and reviewed. Membership meeting is scheduled for Saturday, 12/12, at 10am at the Bay Club. All are invited to attend!

Adjourned 3:41 - **Motion to adjourn by Sheri, Seconded Erika. Motion carried.**

John motioned to approve 9-10-26 minutes, Erika seconded, Motion carried.

Next Meeting: Board - Thursday, November 12, Bay Club, 1pm

Membership - Saturday, December 12, Bay Club, 10am.