

MINUTES
Bayside Acres Homeowner's Association
Annual Meeting
March 26, 2021

The only item on the agenda this year was the election of new Board members. At the BAHOA Board meeting of Feb. 2, 2021, it was agreed to have a "virtual" annual meeting with voting by mail-in ballot, as has been done for the past six years. At the Feb. 2 Board meeting the calendar for the annual virtual meeting was set. The letter requesting nominations for the Board as well as any issues the Board should address was distributed on Feb. 26, asking for responses by March 8. The dues request and ballot letter distributed by hand by March 12, with a response date of March 26. Dues will remain at \$10/parcel.

Additionally, as was done last year, Alan Schaevitz set up online voting for this year's election, as an option to the traditional paper ballots. The ballot was not available on the BAHOA website in order to prevent voting by non-residents. A "donation" button allowed online payment of dues by PayPal or credit card. The hard-copy letter ballot included instructions for the option of online voting.

The BAHOA directors whose terms were expiring were Stuart Brown (Main and Manzanita area), David Tattersall (Chicken Point area), and Alan Schaevitz (Bayview Drive area). David and Alan had agreed to run again. Stu is retiring from the Board after 20 years of service. Joe Tyszkiewicz and David Tattersall had contacted Scott Gerber, 64 Manzanita Ave., who said he would run to fill Stu's seat. A one paragraph biography of Scott was included with the ballots.

Also on the ballot was a resolution to change the name of the Association to Bayside Acres Neighborhood Association. The reason for the name change is due to the fact that "Homeowners Association" or "HOA" has a specific meaning in both the real estate industry and in State of California statutes. Since our Association is not an HOA under those terms, the Board felt it appropriate to alter our name to better reflect who we are and to avoid any misunderstanding among our members or the general public.

The deadline for returning ballots was March 26. At the conclusion of the election, 54 parcels (33%) had paid dues (23 online and 31 by mail), and 50 ballots were received. One online dues payer did not vote, and three mail dues payers did not vote. Three other ballots, 2 online and one by mail, were received but without the required dues payment.

The results for the Board election were:

- Bayview Region: 47 votes for Alan Schaevitz.
- Chicken Point: 43 votes for David Tattersall and one write-in vote for Hal Lauritzen.
- Main / Manzanita: 45 votes for Scott Gerber.

The results of balloting for the Association name change were 47 in favor, one against, and two abstaining.

Balloting was as follows:

| <u>Street</u> | <u>Voted</u> | <u>Total Parcels</u> | <u>% Voted</u> |
|-------------------|--------------|----------------------|----------------|
| Bayview Dr. | 17 | 43 | 40 |
| Bayview Dr. S. | 1 | 2 | 50 |
| Beach Dr. | 4 | 9 | 44 |
| Inverness | 0 | 2 | 0 |
| Main Dr. | 10 | 24 | 42 |
| Manzanita Ave. | 2 | 13 | 15 |
| Marine Dr. | 2 | 10 | 20 |
| Oak Dr. | 9 | 32 | 28 |
| Pt. San Pedro Rd. | 5 | 28 | 18 |
| TOTALS | 50 | 163 | 32 |

The total ballots are a 14% decrease from 2020.

A number of ballots included concerns that voters brought to the attention of the Board:

1. The Porters, 100 Bayview Drive: “The ‘commercialization’ of our Bayview Dr neighborhood due to the addiction clinic(s).”
2. Angela Long, 175 Oak Drive: “Homeowners should have priority over a tenant or anyone else regarding their neighborhood.”
3. Peter Stack, 51 Beach Dr.: “Always the same issue! Ivy growth on median strip between Beach and Marine not maintained.”
4. The Allisons, 155 Main Dr.: “It will be so nice to have the Loch Lomond development finished, sooner rather than later. It would also be nice to discourage gas powered (loud) leaf blowers, and encourage electric (quiet) ones. Lastly, what can be done to bring attention to dog owners who allow their dogs to bark continually outside during the day and/or night?”
5. There were a number of expressions of thanks to the Board.

Respectfully submitted,



Stuart Brown / Secretary