

1 **Bluewater Bay Municipal Services Benefit Unit**
2 **Board of Directors Meeting JANUARY 10, 2023**
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4 **Attendees:** The Board of Directors for the Bluewater Bay Municipal Services held their
5 scheduled public meeting on Tuesday January 10, 2023. Board Members present were,
6 Debbie Stretch, Mathew Higginbotham, Jeffrey Rocque and Steve Boswell. Pam Ragnoli
7 was not present. Tony Burris with Brightview Landscaping was present. Bluewater Bay
8 Residents present were: Chris Olsen, Jan Reams, Rick Anduyar. Tom Kuhn, Joe Testa,
9 Tom Dwyer and Steve Duresky. Representing Management Laura Landsberger, Kathy
10 Friesen and Denise Fuller.
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12 **Call to Order:** The meeting was called to order at 5:30 a quorum was established with
13 four Board Members present.
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15 **Approval of Prior Meeting Minutes:**

16 Ms. Stretch motioned to Approve the November 15, 2022 minutes; seconded by Mr.
17 Boswell; No further discussion; All in Favor; Motion Carries Unanimously.
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19 **Appointment of 2023 Officers:**

20 Ms. Stretch motioned to appoint Mr. Boswell as Board Chairman; seconded by Mr.
21 Rocque, All in Favor except that Mr. Higginbotham abstained from the vote; motion
22 carries.

23 Ms. Stretch motioned to appoint Ms. Ragnoli as Vice Chairman; seconded by Mr.
24 Boswell, All in Favor except that Mr. Higginbotham abstained from the vote; motion
25 carries.

26 Ms. Stretch motioned to appoint Mr. Higginbotham as Communications Chairman;
27 seconded by Mr. Boswell; All in Favor; motion carries.

28 Ms. Stretch motioned to appoint Mr. Rocque as Finance Chairman, seconded by Mr.
29 Boswell; All in Favor except that Mr. Higginbotham abstained from the vote; motion
30 carries. .

31 Mr. Boswell motioned to appoint Ms. Stretch as the Landscaping Chairman; seconded
32 by Mr. Rocque; All in Favor except that Mr. Higginbotham abstained from the vote;
33 motion carries.
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35 **Chairman Report:**

36 Mr. Boswell acted as Chairman in Ms. Ragnoli's absence. Mr. Boswell stated that he
37 wants to straighten out the billing process with the County. Bills are taking too long to
38 get paid.

39 **Financial Report:**

40 Mr. Boswell presented the November and December Expenditure Status Reports that
41 was provided by the County. 14.13% of the budget was spent in November and 14.97%
42 in December.
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44 Mr. Boswell motioned to approve the financials as presented; Ms. Stretch seconded; No
45 discussion; All in Favor; the Motion Carries Unanimously.
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Landscape Report:

53 During the month of Dec 2022, Brightview performed the routine maintenance including
54 Mowing, blowing, removal of leaf debris and removal of dead branches.

55 The following tasks were also completed:

- 56 • Nature trail was serviced for debris and encroaching plants cutback
- 57 • Completed cutbacks of native areas
- 58 • Wingfoot Native Areas Cutback
- 59 • All Hwy 20 medians serviced
- 60 • Debris Clean-up throughout the property

61 The following tasks are scheduled to be performed in the month of January 2023:

- 62 • The sidewalk area by the school will be serviced weekly
- 63 • Tennis bed bore was completed, the irrigation and plant install will be
64 done in Jan.
- 65 • Begin cutbacks and removals of the freeze damaged plant material. Some
66 material will need to be left as-is until the chance of freeze is past, to avoid
67 killing the plant.

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69 Ms. Stretch motioned to accept the landscape report as presented; Seconded by Mr.
70 Higginbotham; All in Favor; Motion Carries Unanimously.

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72 **New Landscape Items: NA**

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74 **Communications Report: NA**

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76 **Management Report:**

77 Ms. Landsberger stated that Chelco approved the request for a new street light on the
78 corner of Sunnydale and Wingfoot. The cost would be \$1,230.35 and a \$41.40 deposit.

79 Mr. Higginbotham motioned to approve the new street light in the amount of \$1,230.35
80 and a \$41.40 deposit; seconded by Mr. Boswell; No further discussion; All in Favor;
81 Motion Carries Unanimously.

82 Ms. Landsberger mentioned that the Christmas lights and decorations were put up and
83 taken down in a timely manner. This is the last year for the contract with the current
84 vendor. The County will need to obtain three bids. Mr. Higginbotham stated he would
85 like to broaden the scope prior to it going out to bid.

86 Ms. Landsberger reported that John Callahan from the County stated that there's a new
87 RFP for the Woodlands sidewalk. The three bids they received were all over budget.

88 Mr. Callahan is expecting the project to happen within the first quarter of 2023.

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91 **Public comments:**

92 Chris Olsen stated that the repairs to Curacao are in process. Water levels are now 4-6
93 inches below when they started.

94 Joe Testa gave an update on the storm water subcommittee. The committee now
95 consists of four members. They are currently researching locations and ownership of the
96 storm water drains. Mr. Testa asked the Board if he could add a storm water subpage to
97 the MSBU website. Ms. Landsberger will check with the County attorney for approval.

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99 **Adjournment:** Ms. Stretch motioned to adjourn at 6:02 pm; Mr. Boswell seconded;
100 No Discussion; All in Favor; Motion Carries Unanimously. Next Scheduled meeting is
101 February 14, 2023.

APPROVED