

**REGULAR MEETING OF THE
BIRCH BAY VILLAGE COMMUNITY CLUB
ARCHITECTURAL CONTROL COMMITTEE
JANUARY 5, 2010 7:00 P.M.
AT THE CLUBHOUSE 8181 COWICHAN ROAD
MINUTES**

ROLL CALL:

Ken Woods - Chairman	Present
Bill Knowlton - Vice Chairman	Present
Richard Baer	Present
Jim Baker	Excused
Doug Clark	Present
Carl Garlow	Present
Shannon Parsons	Present
Ralph Falk - BOD Liaison	Present

Also Present: Ken Hoffer, BBVCC General Manager; Skip Bickers, BBVCC Field Compliance; and Esther Matter, BBVCC Administrative Assistant

CALL TO ORDER: Ken Woods called the meeting to order at 7:06 pm.

MINUTES: Approval of December 2, 2009 minutes.

- **Motion made by Bill Knowlton, seconded by Richard Baer and carried to accept the minutes of December 2, 2009 as written.**

BUSINESS:

- **A) Motion made by Carl Garlow, seconded by Bill Knowlton and carried to approve as presented Project #2009-80-15, Tree Removal, Div. 12M, Lot 51, 8214 Skeena Way, Thomas & Kristine Biggins.**
- **B) Motion made by Bill Knowlton, seconded by Shannon Parsons and carried to deny Project #2009-81-15, Tree Removal, Div. 15, Lot 29, 8105 Chehalis Road, Chad Shoemaker. Carl Garlow and Richard Baer opposed the motion.**

DISCUSSION:

- **Changes to AR&R 12.15 on Floating Docks.**
 - **Motion made by Carl Garlow, seconded by Richard Baer and carried to submit the suggested changes on AR&R 12.15 to the Board of Directors for approval (see attached).**
- **The Board approved all the ACC's suggested rule changes during the last Board Meeting; they made one change to the propane tank rule.**
- **The Board also approved for Ken Woods to stay on as Chairman for a 3rd consecutive year.**
- **Ken Woods would like members on the Committee to send him any suggested fixes or changes they find in the AR&R.**

ADJOURNMENT:

- **Motion made by Bill Knowlton, seconded by Shannon Parsons and carried to adjourn. Meeting adjourned at 7:43 pm.**

January 1, 2010

To: BBVCC Board of Directors

Re: Suggested AR&R Changes

Below is a recommended AR&R change as discussed by the ACC in its January meeting. Proposed deletions contain one line through and proposed additions a double underline. The Rationale explains why this change is recommended.

12.15 FLOATING DOCKS ON KWANN AND THUNDERBIRD LAKES

To make all floating docks uniform, the following outlines shall be followed:

Homeowners must submit detailed dock plans to the ACC for approval and as to how they plan to provide access to the dock from the bank (use a ramp, stairs, etc.).

All docks shall be floating with an access ramp, due to the fluctuation of the lake water levels. To minimize the protrusion into the lake, the dock shall be parallel to the shoreline when possible and shall only be far enough from the shoreline to keep the floats from resting on the bottom.

The maximum size is to be no more than six (6) feet wide and twelve (12) feet long. They shall be constructed of materials appropriate for a marine environment. If pressure treated lumber is used, floatation shall be sufficient enough to keep the treated lumber from making contact with the water.

Floatation shall be made of closed cell foam covered with an impervious material or equivalent. No metal drums shall be used.

The dock shall be held in place with a method to insure it will remain in place in the highest winds.

The owner (s) of the dock will sign a hold harmless agreement to release BBVCC from legal action as a result of any incident involving the dock. The owner (s) will also present proof of current liability insurance and agree to maintain such insurance coverage.

No docks will be allowed on vacant lots.

Rationale: To allow other materials such as composite decking products.

Ken Woods
ACC Chairperson