

**BIRCH BAY VILLAGE COMMUNITY CLUB  
BOD REGULAR MEETING  
JANUARY 17, 2008 7:00 P.M.  
AT THE CLUBHOUSE**

**MINUTES**

**ROLL CALL:**

Valery Anderson, President	Present
Deon Wiechmann, Vice President	Present
Jeff Morris-Reade, Treasurer	Present
Sandra Stillion, Secretary	Present
Betty McKinney	Present
Al Hawks	Present
Ken Davidson	Present

Also present: Ken Hoffer, General Manager; Esther Matter, Administrative Assistant.

**CALL TO ORDER:**

President Valery Anderson called the meeting to order at 7:00 pm. Announced that the procedure was the same as last month that anyone wishing to speak to the Board to please do so during the "Homeowner's Presentation" or after the Meeting has been adjourned.

Otherwise leave a message or note at the office.

**HOMEOWNER'S PRESENTATION:**

- David Phillips, Div. 15, Lot 28, expressed that the "new web-site" is not updated. He also conveyed concerns on the issue of the Board not letting members speak during a regular session Board meeting.
- Valery Anderson thanked Mr. Phillips for his comments and stated that it was a business meeting between the Board of Directors only, but members were more than welcome to speak during the homeowner's presentation, after the meeting, at open forums, or by submitting letters to the office.
- Monty Whitt, Div. 9, Lot 43, suggested that the Board look into a GPS tracking system to place on work vehicles and lawn mowers, so that the General Manager and Board can see where workers are located, and know where they have been.

**AGENDA:**

- Motion made by Betty McKinney, seconded by Ken Davidson and carried to approve the Agenda as written.

**MINUTES:**

**Regular Board Meeting December 20, 2007.**

- Motion made by Jeff Morris-Reade, seconded by Al Hawks and carried to approve the minutes of December 20, 2007 with the amended change from the word "topographical map" to "measured drawing" under Old Business.

**Special Session Meeting of December 20, 2007**

- Motion made by Betty McKinney, seconded by Ken Davidson and carried to approve the Special Meeting minutes of December 20, 2007.

**Special Session Meeting of December 21, 2007**

- Motion made by Ken Davidson, seconded by Betty McKinney and carried to approve the Special Session Meeting minutes of December 21, 2007.

**Workshop Notes of January 8, 2008**

- Motion made by Betty McKinney, seconded by Sandra Stillion and carried to approve the workshop notes of January 8, 2008. Jeff Morris-Reade abstained do to his absence.

**COMMITTEE REPORTS:**

**ACC – Ken Woods**

- One tree removal and new home construction was approved. One deck was disapproved do to lack of information.

- Changes to the AR&Rs were viewed by the Board.
- Motion made by Deon Wiechmann, seconded by Ken Davidson and carried to approve the submitted AR&R changes.
  - Addition to article 3.9.3, Retaining Walls: A licensed engineer shall engineer retaining walls greater than three (3) feet in height. Retaining wall height is determined by a measurement from the bottom of the stem wall/first block (which maybe below grade) to the top of the wall. Tall retaining walls with a flat single plane are to be avoided. Low multi-plane retaining walls are encouraged. Retaining walls shall not exceed 5 feet in height nor be closer than 5 feet apart.
  - Addition to article 6.2, Storage Building: Storage building construction materials and exterior color scheme shall be the same as the existing house or constructed of wood and painted/stained in an unobtrusive color.

**MARINA COMMITTEE: -**

- Ken Hoffer stated that Bruce Walasek was not able to attend tonight's meeting, and would like to present some Marina Rule & Regulation changes at a later time.

**SECURITY COMMITTEE - John Ellis**

- The Security Committee recommended some changes to the General Rules & Regulations.
- Motion made by Deon Wiechmann, seconded by Ken Davidson and carried to approve the recommended changes with the additional change of parking in common areas to be restricted from midnight to dawn.
  - Re-wording of "Common area" bullet in 11.6 "Recreational areas" to read: Common areas are to be deemed a "Quiet Zone" between the hours of 7:00 pm and 7:00 am ("Quiet Zone" is a zone that adheres to the General Rules 10/10.1 to 10.1.5)
  - Re-wording of "No parking" bullet in 11.6 "Recreational areas" to read: No Parking is allowed in the common areas between midnight and dawn.

**LAKES COMMITTEE: - No report**

**ROADS & DRAINAGE COMMITTEE: - Chuck Wolfe**

- Handed out a CD to the Board with pictures of the roads and drainage in Birch Bay Village.
- Talked about the cost of paving and overlay for the roads in the Village.
- Discussed the amount of money the Village has for certain projects and where the Roads & Drainage Committee would like to spend some of it.

**CLUB REPORTS:**

**Social Club – Jenny Taylor**

- Bunco will be resuming.
- Social Club Breakfasts are back on for the first Saturday of the month.
- The Social Club is planning a Valentine's Party, and hopes for a St. Patrick's party in March.
- The Social Club is looking into a new TV for the Clubhouse, preferably a flat screen. Since the cost of one is still expensive, they are looking for someone to donate.

**PRESIDENT'S REPORT – Valery Anderson**

- A meeting will be held on Thursday January 24, 2008 at 1:00 pm at the BBV Clubhouse with Pete Kremen, Frank Abart, and Joe Rutan concerning the Birch Point Road Curve. They will be at the Village to look at the curve and listen to information brought by the Board and Village Members.
- An Open Forum will be held on February 6, 2008 at 7:00 pm at the Clubhouse for Birch Bay Village Members.
- Announced that all heads of the Clubs and Committees in the Village are going to need to go to the BBV Office to sign a "Clubhouse Agreement." This will let the Office know of usage dates they need for the Clubhouse, who will be responsible for set-up and clean-up, who the contact people are, and so on. As new leaders come on to the clubs and committees, a new contract will need to be signed.

- The Village has started recycling paper, plastic, and glass. So the Office, Clubhouse, and Maintenance Shop will have recycle bins. There will still be regular garbage bins for all other trash.
- The Election Committee for 2008 will be: Sherri Bakke, Elaine Lerner, Heather Perks, Susan Gardner, Dixie Reimer, and Sandra Bogen.
- Displaying Political Signs on lots in the Village was discussed. The Board will fine tune the restrictions and where to place the rule in the General Rules & Regulations, and vote on the rule at the next Board Meeting.

**MANAGER'S REPORT: - Ken Hoffer**

- For those interested in running for the Board of Directors, resumes will be accepted at the BBV Office from February 15, 2008 to March 15, 2008.
- Still waiting on more information on the outlet from Thunderbird Lake to the Marina.
- For the time being, snow plowing will still be done by Kramme.
- Anvil Corporation needs a decision by February 1, 2008 to start marina dredging for 2008.
- Motion made by Deon Wiechmann, seconded by Betty McKinney and carried to approve Ken Hoffer to start the permit process on dredging the marina through Anvil Corporation.
- Financials were placed in the packet for the Board to view.
- There have been recent landslides along the bluff near Rec. Area 3, so walkers be careful.
- Brought up the tree removal issue on Div. 8, Lot 7 and if the Board would like to make a decision as the tree is diseased and in danger of falling down.
  - Motion made by Betty McKinney, seconded by Deon Wiechmann and carried to grant permission to the owners of Div. 8, Lot 7 to immediately remove said tree.

**OLD BUSINESS:**

- Measured Drawing of Chinook and Nakat Way curve.
  - Chuck Wolfe volunteered to take care of installing the posts at the Chinook and Nakat Way curve. Discussed the best kind of posts to install, and the fact that costs should be no more than \$300 for parts and equipment.
- Motion made by Deon Wiechmann, seconded by Betty McKinney and carried to approve Chuck Wolfe to go ahead with the Chinook/Nakat Way curve project.
- Fuel Tanks.
  - Jeff Weaver presented 3 bids to the Board for replacing the fuel tanks at the maintenance yard.
  - Motion made by Deon Wiechmann, seconded by Betty McKinney and carried to go with the \$17, 500 bid from Reisner Distributor Inc. for the fuel tanks; along with purchasing a pad for about \$1000 from Concrete Specialists, and about \$1500 for electrical work from Van's Plumbing and Electrical.

**NEW BUSINESS:**

- Replacing the pump, heater, and filter for the BBV pool.
  - Jeff Weaver brought a bid for the Board from New Concept Chemical Products LLC
  - The Board requests that Jeff Weaver get at least 2 other bids from different companies, as soon as possible, and bring them all before the Board for a decision.
- Sandra Stillion brought up a request to look into the cost of a new microphone system for the Clubhouse that includes shirt microphone clips for the Board during meetings.
  - Al Hawks will look into the cost and get back to the Board.

**CORRESPONDENCE:**

- Letter concerning a Village Clean-Up for 2008.
  - Valery Anderson stated that a Village wide clean-up was not in the budget for 2008, and would therefore not be possible to hold this year. Something to keep in mind for the budget for 2009.
- Letter from Bob Sullivan, Div. 11A, Lot 2, concerning the \$300 fine for a Privacy Screen.
  - Motion made by Deon Wiechmann, seconded by Jeff Morris-Read and carried to waive the fee of Div. 11A, Lot 2 for the Privacy Screen.

**ACTION ITEMS LIST:**

- **Still some question as to who actually owns the Seagate by Roger's Slough.**
- **Added some items brought up during the Board Meeting to the Action Items List.**
- **Jeff Morris-Reade would like to see all "outbound" letters sent from the Office in the Board Packets.**
- **The non-compliance list will be looked over in more detail at the next Work Session Meeting.**

**ADJOURNMENT:**

- **Motion made by Deon Wiechmann, seconded by Al Hawks and carried to adjourn, meeting adjourned at 9:10 pm.**

Approved \_\_\_\_\_

Attest: \_\_\_\_\_