

**BIRCH BAY VILLAGE COMMUNITY CLUB
BOARD OF DIRECTORS
REGULAR MEETING
JANUARY 15, 2009 7:00 P.M.
AT THE CLUBHOUSE**

MINUTES

ROLL CALL:

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

CALL TO ORDER:

President Sandra Stillion called the meeting to order at 7:00 pm.

AGENDA:

- **Motion made by Deon Wiechmann, seconded by Jeff Morris-Reade and carried to approve the agenda as written.**

HOMEOWNER'S PRESENTATION:

MINUTES:

Regular Board Meeting of December 18, 2008.

- **Motion made by Ken Davidson, seconded by Deon Wiechmann and carried to approve the Regular Session Board Minutes of December 18, 2008 as written.**

COMMITTEE REPORTS:

ACC – Ken Woods

- **No ACC meeting in January due to lack of Business items.**
- **Requested changes to the Architectural Rules & Regulations 1.2 and 3.8:**
 - **Insert new paragraph 1.2 to read: "1.2 APPLICABILITY: The ACC only reviews projects that create an exterior structure or change the exterior of an existing structure. This review includes projects that are predominately interior to a structure but result in an exterior change such as a roof dormer or wall 'bump out'. Routine exterior repair where the materials and structure size are not changed, do not require ACC project review. Routine repair examples include but are not limited to: complete/partial re-shingling, residing, repainting and fence post/slat replacement. Routine repair does not include: replacement of residential homes, docks, fences, storage buildings, flag poles, retaining walls, concrete work, paving, culvert/catch basins, gazebos, pergolas, trellises, etc. Replacement projects must comply with the current AR&R's whether the existing structure is in compliance or not. The ACC has final determination if a project review is required or not."**
 - **Change paragraph 1.2 COMMISSION to read: "1.3 COMMISSION: No exterior structure shall be built within BBV without approval of The Architectural Control Committee. This applies to new, replacement and renovated structures on private and common property such as residential homes, docks, fences, storage buildings, flag poles, retaining walls, concrete work, paving, culvert/catch basins, gazebos, pergolas, trellises, etc. The proposed new, replacement or renovated structure**

construction plans and specifications must include a plot plan showing the location of the structure with respect to the property lines, and corners.

It is recommended that a qualified professional prepare all plans specifications and details."

- Renumber existing paragraph 1.2.1 to 1.3.1, 1.3 to 1.4, 1.4 to 1.5 and 1.5 to 1.6.
- Change paragraph 3.8 AREA RESTRICTIONS to read: "No structure that is new, a replacement, or a renovation shall be erected or located on a lot unless in accordance with AR&R's and the lot owner has obtained ACC approval and written notification of that approval from BBVCC Management."
- Add in Appendix A under Tree Removal: "Replacement Project No Charge"
- Motion made by Deon Wiechmann, seconded by Jeff Morris-Reade and carried to accept the AR&R 1.2 and 3.8 changes listed above.

MARINA COMMITTEE – Bob Webber

- Repairing the maintenance boat is about half-way complete; it will be finished by the maintenance staff.
- The Marina Parking Lot drawing has been completed and is ready for approval.
- The Galvanic testing was performed; the committee is now working on fixing the problems.
- Still discussing the need for cleats on the boat docks and whether the Village should supply them.
- Some door closures are needed at the A & B Dock restrooms.
- The dock floats should be replaced sometime in the spring; the Guest Dock is the first priority.

GOLF COMMITTEE – Bob Simpson

- Still short a few members; they will be needed by the first meeting in April 2009.

SECURITY COMMITTEE – Wayne McFee

- Put a notification to parents and children of the dangers of sledding on the roads in the last BBV bulletin.
- Still investigating the theft of firewood from a resident's house.
- Hoping to have a meeting in February otherwise the next Security meeting will not be until Court in March 2009.
- Still working on catching speeders. If anyone sees a speeder please take down license number, vehicle description, time, and location of speeder; this is in hopes to catch individual speeders in the act. Also, maintenance staff has on occasion helped out at the school bus stop, allowing patrol to watch out for speeders in other areas at that time.

LAKES COMMITTEE – Nothing to report

- Ken Hoffer stated that the carp for the Lakes should arrive any day and be stocked in February. A new contract with WWU is being sent. A "weed dozer" is still in the works and details will be presented at a later time.

ROADS & DRAINAGE COMMITTEE – Jim Lockie

- Working on the drainage problem on Salish Lane and Salish Road.
- Installed a wood bumper at the Marina View Park.
- Two picnic tables for the newer parks have arrived; one has been installed at the park by Roger's Slough.
- Looking into the "plywood pit" on Comox Road and Nakat Way; will determine if the pit is the lot owner's responsibility or the Village's.

MANAGER'S REPORT: Ken Hoffer

- Snow and flooding was handled well. Would like to remind residents that although staff isn't capable of plowing 900 plus driveways, if anyone needs help clearing their driveway they can give the BBV Office a call.
- The Bluff is still treacherous so take caution when in that area.
- Financials are in the Board Packet; enough money was taken in last year and all money allocations have been transferred.
- The Board suggested that whoever is hired to do the snow removal be given a plan on what roads and streets are the top priority. That plan should also be made available to residents so they are aware which streets to use first.

OLD BUSINESS:

- **Clubhouse Parking Lot lighting:**
 - The Board decided on two tall lights for the main berm in front of the Clubhouse, one tall light on the "bump out", and two lights on either side of the Clubhouse door. This is only Phase 1 of the project and will establish a style of lighting throughout the rest of the Village.
- **Marina Parking Lot plan:**
 - The Board and Marina Committee have come up with a final plan for the Marina Parking area; the plan will create more parking for trailers and vehicles. A copy of the plan will be available at the BBV Office sometime next week.
 - The project will hopefully be completed by Opening Day in May 2009.
- The Security Cameras for the Marina have been installed and are working. This is only Phase 1 of the project, will continue to tweak and work the cameras to get them to how the Board wants them, and to the best benefit of the Village.

NEW BUSINESS:

- Two new Recreational Areas have been developed on and are in need of Park names.
 - Motion made by Deon Wiechmann, seconded by Al Hawks and carried to call the area by Roger's Slough, "Sunrise Park".
 - Motion made by Deon Wiechmann, seconded by Al Hawks and carried to call the area by A & B Dock, "Dockside Park".

CORRESPONDENCE:

COMPLIANCE LIST:

- The compliance lists are done well, and it is good to see the amount of issues being taken care of.

ACTION ITEMS LIST:

ADJOURNMENT:

- Motion made by Deon Wiechmann, seconded by Al Hawks and carried to adjourn. Meeting adjourned at 8:43 pm.

Approved _____
Secretary: Ken Davidson

Attest: _____