

**BIRCH BAY VILLAGE COMMUNITY CLUB  
BOD REGULAR MEETING  
NOVEMBER 15, 2007 7:00 P.M.  
AT THE CLUBHOUSE**

**MINUTES**

**ROLL CALL:**

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

Also present Meg Grable, General Manager, Esther Matter, Administrative Assistant.

**APPEAL HEARING: Div. 12M Lot 31, Tree Removal**

Chuck Green spoke on behalf of Gordon Fitzpatrick; brought up the subject of the definition of a tree, the necessity of the tree removal as the tree was rotten and would have been dangerous, and the fact that Gordon was never mailed a New Member packet.

- Board of Directors agreed that they would discuss the issue further and come to a conclusion at a later date.

**CALL TO ORDER:**

President Valery Anderson called the meeting to order at 7:00 pm.

**AGENDA:**

Jeff Morris-Reade requested that 5 additional items be added under Business: Book of Resolutions – updates and maintenance, Spending and Procurement Resolution, Spending Moratorium, Revision dates on documents, Action items list. Sandra Stillion also requested that the Ad Hoc Resolution be added under Business

- Motion made by Al Hawks, seconded by Sandra Stillion and carried to approve the Agenda with the addition of the requested items under Business. Deon Wiechmann opposed the motion.

**HOMEOWNER'S PRESENTATION:**

- Jack Venett, Div. 12 Lot 10, expressed his disapproval of the "Pseudo-Golf Membership".
- Monty Whitt, Div. 9 Lot 43, thanked the Board for taking care of a Marina issue he had brought up at a previous meeting. Inquired why some of the BBVCC Committees did not have their own representatives at the Board Meetings.
- Sherri Bakke, Div. 12B Lot 12, expressed concerns about the "Pseudo-Golf Membership".
- Sandy Zeitel, Div. 12 Lot 63, also voiced her disapproval of the "Pseudo-Golf Membership".

**MINUTES: Regular Board Meeting October 18, 2007.**

- Motion made by Deon Wiechmann, seconded by Jeff Morris-Reade and carried to approve the minutes of October 18, 2007 as written.

**COMMITTEE REPORTS:**

**ACC – Deon Wiechmann**

- The ACC reviewed 5 project requests: 2 sheds were approved, a tree removal was approved, modification to existing home was approved contingent that a site-plan was viewed & approved by the General Manager & acting ACC Chairman, and a retaining wall was approved but the addition of a fence to the project was denied.
- A request for a bond refund was denied until the original ACC approval is implemented.
- Doug Clark was requested to be added to the ACC.
- Motion made by Deon Wiechmann, seconded by Sandra Stillion and carried to approve Doug Clark to the ACC.

- Changes to the Architectural Rules & Regulations concerning Sheds and Fences was presented to the Board.
- Motion made by Sandra Stillion, seconded by Al Hawks and carried to table the changes until Barbara Farnsworth from the ACC can explain what the exact changes are.

**MARINA COMMITTEE: - Ken Davidson**

- Pilings for the Marina were approved just waiting on paperwork to come in.
- Asked the Board if they were willing to let the Marina Committee research the re-building of the Marina grid. The Board agreed to let the Marina Committee continue their research.
- Ramp on A dock has been fixed.
- Drainage ditches put in on wash down area.
- Fire Marshall Inspection: the Fire Marshall has not been back, but everything he requested has either been implemented or is on its way.
- The otters seem to have left the BBV Marina.
- The BBVCC Boat Trailer has been cleaned so the BBVCC Boat can be hauled in and out of the Marina.

**GOLF COMMITTEE: - Bob Simpson**

- Approval of New Committee Members to the Golf Committee: applications for Joan Lockwood, David Phillips, and James MacMillan were reviewed. Joan Lockwood is not a BBVCC Member and therefore is ineligible to be on a committee.
- Motion made by Deon Wiechmann, seconded by Sandra Stillion and carried to approve Jim MacMillan and David Phillips to the Golf Committee.
- Discussion on the BBV Sponsored Golf Pass
- Motion made by Al Hawks, seconded by Ken Davidson and carried to end the proposal for a BBV Sponsored Golf Pass.
- Wanted for the Youth Program next year: left-handed and smaller sized golf clubs if anyone is willing to donate.

**LAKES COMMITTEE: - George Emmett**

- New aeration systems eliminated dead spots in the Lakes and improved the oxygen.
- Inquired about the request to remove the otters from the Lakes with a licensed trapper that could re-locate the animals.
- Motion made by Ken Davidson, seconded by Jeff Morris-Read and carried to approve the trapping of 4 otters from BBVCC property with "catch and release". Betty McKinney and Al Hawks opposed the motion.
- Lakes Committee would like to look into doing something about the erosion around the BBV Lakes.

**CLUB REPORTS:**

**Social Club – Jenny Taylor**

- Would like to spend extra Social Club income on new chairs for the BBV Clubhouse.
- Motion made by Deon Wiechmann, seconded by Al Hawks and carried to approve the Social Club's purchase of 72 new chairs for the BBV Clubhouse.
- Social Club has sold 50 Entertainment books and is taking orders for more.
- There will be a Thanksgiving dinner in the Clubhouse for anyone who wants to come: the Social Club will provide the turkey and ask that anyone coming bring a side dish.
- The Toppers will not be performing this year at the BBV Clubhouse due to the cost.
- The Saturday morning Social Club breakfasts will be starting again December 1, 2007.

**PRESIDENT'S REPORT – Valery Anderson**

- The tree situation in the "critical areas" in BBV will be discussed at the Special Meeting on Monday November 19, 2007.
- There is an Open Forum County Meeting on December 3, 2007 at the Bible Church in Blaine concerning the Incorporation Study.

**MANAGER'S REPORT: - Meg Grable**

- The Financial Statement concerning Cash Flow for the month of October was handed out to the Board.
- Tree Restoration Committee would like an answer from the Board on what to do next.
- Asked the Board if they wanted to continue to put some posts or a guardrail on the Nakat Way and Chinook Road curve. There are cables and wires in the way of where a guardrail would go. The Board would like a better map of the area before making a decision on whether to continue with the guardrail or find an alternative.
- Kirsten Barron has resigned as the Birch Bay Village Association attorney. A lawyer has been sent the information brought up during the General Meeting concerning the Special Assessment.
- Gary Wilder moved the outhouse that was causing concern to some neighbors.
- If it is alright with the Board a hearing will be held in December for Members Not in Good Standing to appeal to the Board on why Birch Bay Village should not place a lien on their property.
- By consensus the Board agreed to have a hearing in December for Members Not in Good Standing.
- The Board approved an emergency removal of a tree that was breaking the foundation of a home in Division 12M.
- The drainage request from Div. 12B, Lot 8 will be sent on to the Roads and Drainage Committee.
- The staff is aware that they must use the "buddy" system when on the docks.
- A Fish & Wildlife permit for pilings and dredging, for 2 years has not yet arrived.
- There have been 3 Vehicles Prowls: 2 on Cowichan Road, 1 on Niska Road; all 3 vehicles were unlocked.
- The Golf Committee will meet again in April of 2008.
- The Roads and Drainage Committee is looking into the water drainage on Sehome Road.
- Ken Hoffer, BBVCC Bookkeeper, will be attending all the Committee Meeting's in December to gain experience for his General Manager term in 2008.
- Div. 12M Lot 7 has finished the drainage project.
- Sunset Beach has been repaired. The fire pit will be replaced in 2008.
- The variance for a privacy screen for Div. 11A Lot 2 will have a hearing with the ACC at the December ACC meeting.
- The platform in the trees on Div. 12C Lot 48 has bent: one of the trees holding up the platform broke from the wind storm.
- Looking into the cost of a keyless entry system for the Marina and Clubhouse.
- The staff is preparing the Rec. Areas for the winter.
- The generators are in place.
- The Board will want to start thinking about who they want as an attorney for 2008.

**BUSINESS:**

- Fire Marshall's requirements to get BBV up to Code – Jeff Weaver, BBVCC Maintenance.
  - The last thing left to bring BBV up to code is new fuel/skid tanks. Paperwork with tank information and cost was handed out to the Board.
  - The Board would like another quote, and would like to look over the information further before making a decision.
- UPS would like to have a storage facility during the month of December to make it easier for employees to deliver in the Village. The Board agreed to let Meg Grable handle the UPS request.
- General Recommendation to find a place in BBV to store Motor Homes.
  - The Board will discuss the issue further at the Special Meeting on Monday November 19, 2007.
- Book of Resolutions – Jeff Morris-Read

- The Book of Resolutions needs to be updated with minutes associated with all the Resolutions, all the Resolutions should have a number, the index needs to be updated, and if there are any revision dates they should be listed on the bottom of the page.
- Spending and Procurement Resolution – Jeff Morris-Reade.
  - Will discuss further and approve or deny at a later time.
- Revision Dates on Documents – Jeff Morris-Reade
  - Would like to see revision dates on all BBVCC documents.
- Action Items List – Jeff Morris Reade
  - Action list for the Board to keep up to date with decisions and where items stand: will include date added, when item needs to be completed by, and the name of the person in charge of the item. Action List will be updated at the end of each Board Meeting and will be included in the Board Packet.
- Spending Moratorium – Jeff Morris-Reade
  - Will discuss at a later time.
- Ad Hoc Resolution – Sandra Stillion
  - Motion made by Deon Wiechmann, seconded by Al Hawks and carried to approve the adoption of the Ad Hoc Policy Resolution for the Roads & Drainage Committee.

**CORRESPONDENCE:**

- Ken Davidson reminded the Board of the gift BP had promised BBV for using the Guest Dock.

**ADJOURNMENT:**

- Special Meeting will be held Monday, November 19, 2007 at 8:30 am in the Maintenance Meeting Room.
  - Motion made by Deon Wiechmann, seconded by Al Hawks and carried to adjourn, meeting adjourned at 9:40 pm.

Approved \_\_\_\_\_

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