

**BIRCH BAY VILLAGE COMMUNITY CLUB
BOARD OF DIRECTORS
REGULAR MEETING
DECEMBER 18, 2008 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, seconded and carried to approve the agenda as written.**

HOMEOWNER'S PRESENTATION:

- **Pebble Griffin, Div. 15A Lot 10, brought up the subject of speeding in BBV, and the lack of speeding tickets listed in the bulletin.**

MINUTES:

Regular Board Meeting of November 20, 2008.

- **Motion made by Deon Wiechmann, seconded by Ken Davidson and carried to approve the Regular Session Board Minutes of November 20, 2008 as written.**

Work Session of November 17, 2008.

- **Motion made, seconded and carried to approve the Work Session Minutes of November 17, 2008 with the corrected change of "Treasure" to "Treasurer".**

COMMITTEE REPORTS:

ACC – Ken Woods

- **Approved one greenhouse, one shed, and two fences.**
- **Suggested changes to the Architectural Rules & Regulations 12.8 submitted by the Board of Directors:**

"12.8 USE OF VACANT LOTS

- **All vacant lots must remain free of any improvement (including but not limited to any structure, paving, landscaping, fencing, ornamentation, equipment, apparatus, signage, etc), except as specifically provided in section 9 (Culvert and Catch Basin Regulations) and 12.8.1 below.**

12.8.1 Landscape Improvements

- **Vacant lots may have landscaping improvements only when all of the following conditions are met:**
 - a) **Prior to any improvement, a full 15-point height survey must be completed on the property, as set forth in section 3.7 above and the buildable height established with a pin set in the street marking the elevation. This buildable height will be used for all subsequent construction on the lot.**

- b) The owner must submit an ACC Project plan of all landscape improvements to be performed on the property and must receive ACC Project approval prior to any work being commenced on the lot.
- c) Improvements are limited to the landscape features of soil, grass, shrubs, garden walls, and trees only. No structure, equipment, apparatus or other non-landscape component is authorized.
- d) All landscaping projects must meet all AR&R's, including compliance with drainage rules whenever there is a change in grade or where landscaping will have a potential impact on drainage.
- e) Upon commencement of any work on the lot, it shall become the responsibility of the lot owner to maintain and mow the lot. If the owner does not mow the lot, it shall be mowed or maintained by BBVCC and the lot owner will be billed per the BBVCC fee schedule.

12.8.2 Lot Mowing

- The Community Club will mow vacant lots that do not contain obstruction(s). An annual fee for mowing will be billed per the BBVCC fee schedule. Obstructed lots shall be maintained by the property owner. If the lot owner does not do this, the Birch Bay Village Community Club will clean up the lot and the clean up charges will be assessed against the lot."
- Additionally the ACC recommends deleting paragraph 12.10.1.
- Motion made by Deon Wiechmann, seconded by Betty McKinney and carried to approve the changes submitted by the ACC to the Use of Vacant Lots Rule and implement it into the Architectural Rules & Regulations 12.8.
- Requested changes to the Architectural Rules & Regulations D.12 and 3.15:
 - In the AR&R Definitions change D.12 to read: "D.12 Flagpoles – A metal pole greater than 6 (six) feet in height used to raise a flag."
 - Change paragraph 3.15 to read: "Flagpoles A maximum of two flagpoles are allowed on a lot that contains a single-family residence. The height restriction provisions in paragraphs 3.4 and 4.3 do not apply to flag poles. (Board added: 'Flagpoles cannot be erected within five (5) feet of property lines.') A flag pole can only be a single pole that:
 - 1) When attached to the ground does not exceed 18 feet in height as measured from the poles ground entry point (Board changed to: 'poles natural ground level entry point') to its top including any cap ornament.
 - 2) When attached to a surface other than the ground (example: residential deck/patio) cannot exceed the roof height of the residence.
 - 3) Is round or oval shaped with an outside diameter not greater than 6 inches (Board added: 'and is adequately anchored to its surface').
 - 4) Is constructed of metal."
 - Renumber existing paragraph 3.15 to "3.16".
 - Add in Appendix A under Tree Removal: "Flagpoles – No Charge"
 - Motion made by Deon Wiechmann, seconded by Al Hawks and carried to accept the AR&R changes listed above with the changes of "poles ground entry point" to "poles natural ground level entry point" and additions of "adequately anchored to its surface" and "flagpoles cannot be erected within five (5) feet of property lines".
- The recommended changes to AR&R's 1.2 and 3.8 will be reworked and brought back before the Board at a later time.

MARINA COMMITTEE – Ken Davidson: Liaison

- Dock Captains are going to perform a survey of the docks to document where cleats are located. Will discuss the need for the Village to supply cleats during the January Regular Session Board Meeting.
- Look into supplying a spring line diagram to marina members.

GOLF COMMITTEE – Nothing to report

SECURITY COMMITTEE – Nothing to report

LAKES COMMITTEE – No representative

ROADS & DRAINAGE COMMITTEE – No representative

- Sandra Stillion reviewed some of the Minutes submitted by the Roads & Drainage Committee.
 - A trailer was purchased.
 - Working on schedules for the track hoe.
 - Working on priorities for ditch clean up.

MANAGER'S REPORT: Absent

- Fourth Quarter Transfers (see attached).

OLD BUSINESS:

- The floatation's ordered for the marina docks have arrived.

NEW BUSINESS:

- **Vehicle Storage Rule:**
 - Motion made by Deon Wiechmann, seconded and carried to adopt the Vehicle Storage Rule as amended by Ken Davidson. Addition of "Section B under 6.1 boats, trailers, and motor homes must be parked in the driveway or along the side of the house."

CORRESPONDENCE:

COMPLIANCE LIST:

- Pleased to see so many violations on the Compliance List have been taken care of.

ACTION ITEMS LIST:

- A Work Session meeting is scheduled for the Marina Parking Lot Plan with the Board of Directors, Bob Webber, and anyone else interested at 7:00 pm on January 14, 2009 at the Clubhouse.

ADJOURNMENT:

- Motion made by Ken Davidson, seconded and carried to adjourn; meeting adjourned at 8:55 pm.

Approved _____
Secretary: Ken Davidson

Attest: _____