

**BIRCH BAY VILLAGE COMMUNITY CLUB
BOARD OF DIRECTORS
REGULAR MEETING
APRIL 16, 2009 7:00 P.M.
AT THE CLUBHOUSE**

MINUTES

ROLL CALL:

Sandra Stillion, President	Present
Deon Wiechmann, Vice President	Excused
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 7:01 pm.

AGENDA:

- **Motion made by Betty McKinney, seconded by Ken Davidson and carried to approve the agenda with the additions of “Village Clean-Up” under Old Business and “CC&R Revision Discussion” under New Business.**

HOMEOWNER’S PRESENTATION:

- **Dave Phillips, Div. 15, Lot 28, requested that the enforced rules for vehicles parking on undesignated parking areas include Golf Carts; has witnessed Golf Carts parked outside of the designated parking area at Marina View Park.**
 - **By consensus the Board will wait and see if Golf Carts cause any problems being off road and park ways before enforcing the same rules as vehicles too strictly.**
- **Jenny Taylor, Div. 8, Lot 7, brought up the concern of coyotes being spotted in the Village. Also, the temperature in the Clubhouse has been as high as 72 degrees first thing in the morning.**
 - **The Board will discuss the coyote issue later in the meeting.**
 - **Ken Hoffer stated that the Thermostat should set itself to 62 degrees at midnight; so Maintenance will research and make sure it is not broken or was reconfigured.**

MINUTES:

Regular Board Meeting of March 19, 2009.

- **Motion made by Betty McKinney, seconded by Al Hawks and carried to approve the Regular Session Board Minutes of March 19, 2009 as written.**

COMMITTEE REPORTS:

ACC – Ken Woods

- **Three patio covers, one deck, one connector fence, and one tree removal were approved; one shed extension was denied do to lack of information.**
- **Approval of changes to AR&R’s 1.2 – Applicability:**
 - **Motion made by Jeff Morris-Reade, seconded by Al Hawks and carried to approve the changes to the AR&R’s 1.2 – Applicability according to the submitted sheet dated April 10, 2009. (see attached)**
- **The rule for denying Tandem Trailers in the Village has been re-assigned to the Roads & Drainage Committee.**
- **If a project is found to have been started or finished without prior ACC approval, it is up to the Manager’s discretion to charge them a penalty or not.**

GOLF COMMITTEE – Bob Simpson

- The first meeting of the year was held today; the next meeting will be on the second Thursday in May.
- The BBV Greens keeper is progressing rapidly through the 5-year plan. Will look into the Golf budget for 2010 and consider adding projects to the 5-year plan. The main reason for the Greens keeper's progress is due to the purchase of the Kubota, it has saved him time to work on projects elsewhere.
- The Opening Weekend activities still include a Tee it Up Scramble in the morning of May 3, and the Open House in the afternoon. The golf course will still be open during the Open House. Check out more details in the BBV monthly bulletin.
- Waiting on Chuck Pagani and Pat Ness to start up the Jr. Golf Program this year. It will be a shorter season, but will still have the two levels of “skill” and “beginner”.
- Pat Ness is working on some changes to the Golf Course Rules & Regulations since they have not been updated or changed since 2004.
- Filling the Vacancy on the Golf Committee:
 - Motion made by Al Hawks, seconded by Betty McKinney and carried to accept Ron Bogen on the Golf Committee.
- Dave Phillips is looking into increasing the amount of golf play with reciprocal tournaments.

LAKES COMMITTEE – Ken Hoffer

- Received the calcium chloride and will apply it every Tuesday for ten weeks.
- The aerators in the ponds are almost all clean.
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- Rick Whitaker is putting together a weed harvester that will push the weeds to the launch area where they can be hauled away or used as fertilizer.
- Still no permit received for the Grass Carp.
- The Committee would like the Board to know that they do not support electric motors being allowed on the lakes.
- A new set of rules for the Lakes Committee will be brought before the Board for approval soon.
- Approval of three new LG Sonic Units (one for each Lake, and one for the ponds):
 - Motion made by Betty McKinney, seconded by Ken Davidson and carried to allocate \$10,000 for three LG Sonic Units, paid for out of Operating.

MARINA COMMITTEE – Bob Webber

- Looking into some “Safe Moorage” changes to the Marina Rules and Regulations that will include suggestions on moorage tying and installing cleats.
 - If a marina member is not in compliance they can be handed a sheet with the Safe Moorage information on it.
- The changes to the Marina Parking Lot have been put on hold until weather is more permitting.
- The Dockside Park restrooms have been undergoing more revisions.
- Some new proposals on fixing the grid have come forward from Rick Whitaker.
 - One suggestion is the purchasing of 14 ft pipe available from BP that is ½ inch thick; this can be cut into 7 ft pieces and placed over the affected pilings; they can then be filled with resin.
 - This could bring the cost down to \$12,000 to repair the grid; could be just as much money to dispose of it.

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ROADS & DRAINAGE COMMITTEE – Nothing to report

SECURITY COMMITTEE – Nothing to report

MANAGER'S REPORT: Ken Hoffer

- Working on getting lights at the Marina Parking Lot by the end of May so that the cameras can record activity at night.
 - Will look into the green electrical box in the corner of the Marina Parking Lot to see if lights and/or cameras can be hooked up to it.
- The Board would like to see Surveillance Signs, with a picture of a camera, posted at the end of each dock, two on the berm in the marina parking lot, and two at the end of the marina channel.
- Approval of the Resolution for the Associate Committee Member – Policy Resolution 15-04-16-09:
 - Motion made by Betty McKinney, seconded by Al Hawks and carried to implement Policy Resolution 15-04-16-09 for one year. Jeff Morris-Reade and Craig Telgenhoff opposed the motion. (see attached)
- Approval of Birch Bay Village Community Club Computer Club:
 - Motion made by Jeff Morris-Reade, seconded by Al Hawks and carried to accept the Computer Club as an official Village Club.
- Will look into WIFI for the boats in BBV Marina.
- A potential buyer wanted to verify that it would be okay to buy a home in BBV and have two additional residents that she is a caregiver for. The Board does not see how they could restrict her from care giving.
- A non BBV member contacted the Office on an advertisement on Craig's List for a weekend getaway in the Village. One of the caller's relatives had tried to rent the place for the weekend and was unsuccessful in getting a hold of the home owners and therefore lost a deposit check.
 - Motion made by Al Hawks, seconded by Betty McKinney and carried to fine the home owner in violation of the General Rules and Regulations 1.4, \$1,000 for every documented incident of the weekend rental.
- Having some issues with the definitions of "House Sitter" and "Other Occupants". Will look into a rule to change the specifications of each.
- Security will be given a checklist to hand out to new renters who have not registered with the Office. This will hopefully track down renters who have been getting past the Transfer Fee.
- Will discuss whether owners with renters should continue to have barcode access at a later time.

FINANCIALS:

- The BBV Interest Income is a long way from normal.
- ACC income is down for the year.
- Partial Payments are higher than years past.
- Marina income is the same as previous years.

- There are 50 members with unpaid dues; which is only up from the 46 last year at this time.
- Seven liens have been placed on properties. One has been paid for, two are in the process.
- Jeff Morris-Reade would like to see the Merrill Lynch document as the opening page in the financial section of the Board packet.

OLD BUSINESS:

- The Board Candidate/Home Owner Forum has been rescheduled for May 16, 2009 from 2:00-4:00pm.
- The Village Clean-up will be facilitated from an outside company. This will take the cost off the Village, but allow an outside company to use the Village facilities and make it more convenient to home owners.

NEW BUSINESS:

- Sandra Stillion would like to put in a Census Questionnaire into the June packets this year. She would like to see the demographics of the Village so the Board can plan better for the future (ie. if more families with young children are moving in maybe look into more play areas; if more retired members live in the Village have more senior activities; etc.).
 - The Board will e-mail Sandra their suggestions for the Questionnaire.
- Will set up a meeting with Eric Peters at the end of June to discuss the CC&R Revisions.
- Ken Hoffer sent out an e-mail and a notification will also be in the bulletin about the coyote sightings. If anyone spots a coyote, contact Security and Animal Control right away. Will also look into hiring a trapper.

CORRESPONDENCE:

COMPLIANCE LIST:

- The unfinished house at the front gate will be cleaned up by the Village, and the owner will be charged.
- Ken Hoffer would like the Board to consider a rule for grass height; in other words when grass grows to a certain height it will be mowed by maintenance and the owner will be billed.

ACTION ITEMS LIST:

- Would like a color map added to the Board packets.
- The Board needs to approve the quarterly transfers.
- Still working with the county on the BBWARM Assessment.
- BBV Staff needs to be scheduled for trenching and installing lights at the Marina parking lot.
- Need to get word out that the Office is accepting donations for purchasing a TV for the Clubhouse.

ADJOURNMENT:

- Motion made by Al Hawks, seconded by Ken Davidson and carried to adjourn. Meeting adjourned at 10:33 pm.

Approved _____
Secretary: Ken Davidson

Attest: _____

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