

**BIRCH BAY VILLAGE COMMUNITY CLUB
BOARD OF DIRECTORS
REGULAR MEETING
MAY 21, 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 |

ALSO PRESENT:

Ken Hoffer, BBVCC General Manager; Esther Matter, BBVCC Administrative Assistant

CALL TO ORDER:

President Sandra Stillion called the meeting to order at 7:03 pm.

AGENDA:

- **Motion made by Deon Wiechmann, seconded by Ken Davidson and carried to approve the agenda with the addition of “Pool Pass Fees” under New Business.**

HOMEOWNER’S PRESENTATION:

- **Eric Holmquist, Div. 15, Lot 17, voiced objections to the new Vehicle Parking Rule due to the hardship it causes to owner’s who have more than four vehicles, and the ones who don’t have enough room on their easement to get a vehicle five feet off the road.**
- **Lawrence Pang, Div. 12D, Lot 30, asked for a response to the letter he wrote to the Board on August 18, 2008 concerning new owner’s being forced to pay delinquent dues created from a previous owner.**
 - **Sandra Stillion answered that the issue was discussed at a Work Session and any changes to the rules on the subject of delinquent dues only created more problems than they solved. She explained that dues follow the property, not the owner; and felt that a response was not needed due to the fact that Mr. Pang had met and discussed the issue with Ken Hoffer on several occasions.**

MINUTES:

Regular Board Meeting of April 16, 2009.

- **Motion made by Betty McKinney, seconded by Craig Telgenhoff and carried to approve the Regular Session Board Minutes of April 16, 2009 as written.**

Open Session Meeting of May 14, 2009

- **Motion made by Deon Wiechmann, seconded by Al Hawks and carried to approve the Open Session Meeting Minutes of May 14, 2009 with the amended change that Jeff Morris-Reade was absent.**

COMMITTEE REPORTS:

ACC – Ken Woods

- **Approved one shed, one patio cover, three decks, three fences, and three concrete projects; one concrete project needed impervious coverage listed on the application.**

- The ACC suggests adding the word “Standing Committee” after “Now Therefore, Be it Resolved: The...” in the newly adopted Policy Resolution 15-04-16-09.
 - Motion made by Jeff Morris-Reade, seconded by Ken Davidson and carried to approve the addition of “Standing Committees” to the Policy Resolution 15-04-16-09. Craig Telgenhoff opposed the motion.

GOLF COMMITTEE – Bob Simpson

- The Toro Mower for the Golf Course has broken down, and the Golf Course is in need of a new one. Smaller mowers are being used in the meantime which is hard on them and takes more time to mow the Golf Course.
- The Opening Day activities were a success. About forty people participated in the Duffer’s Scramble (eight of them non golf members). Will consider scheduling a couple more throughout the year.
- About thirteen people attended the Open House in May. Looking into having a volunteer who is willing to drive people around about once a month to get people more familiar with the course.
- The Fundraising Tournament/Auction is open to all members and their guests. Dinner is included if you pay for the Tournament.
- The Committee is making a contribution for a Big Screen Television for the Clubhouse, and encourages other Groups and Clubs to do the same.
- Still working on changes to the Golf Rules and Regulations; will include the differences and relationships of the Golf Clubs versus the Committee.
- Would like to add repairing the 9th hole Tee Box to the 5-year plan come Budget time.
- The Jr. Golf Program will be starting up mid-June. It will be a shorter season (about five weeks), but will still have the “beginner” and “experienced” level. Chuck Pagani, Steve Brand, Pat & Karen Ness, and Jim Toomey will be helping out and instructing the youth.

ROADS & DRAINAGE COMMITTEE – Jim Lockie

- Worked on fixing a water problem on a resident’s property along Salish Road. Water was draining to the owner’s front door; Committee installed a line that drains the water to a junction box on the Golf Course.
- The Committee is still prioritizing the roads for paving. Will pave less roads than last year, and the cost per square feet will be a little more. Have one bid for paving so far, trying to find more.
- Still trying to prioritize drainage issues in the Village, as well.
- The catch basin on the vacant lot on Coquitlam will be moved to the Maintenance yard.

LAKES COMMITTEE – Rick Whitaker

- Ken Hoffer stated that seven of the ten applications for the calcium chloride have been added to the Lakes and ponds.
- The weed harvester is being constructed.
- Ken Hoffer has been dealing with Fish and Wildlife on the Grass Carp permit; there has still been no response.
- The water testing is still being conducted by Western Washington University Watershed Studies; they test on even months.
- The LG Sonic units have been delivered and will be installed soon.
- A couple of the aeration systems are not functioning.
- Would like to see if some home owner’s around the Lakes will help remove the Nightshade around the Lakes; since the plant is rooted along the shore and not in the water.

- Looking into fish testing by Western Washington University; the testing would show what different kinds of fish are in the Lakes and ponds.

MARINA COMMITTEE – Nothing to report

SECURITY COMMITTEE – Nothing to report

MANAGER'S REPORT: Ken Hoffer

- **Approval of Reserve Transfers:**
 - **Motion made by Jeff Morris-Reade, seconded by Al Hawks and carried to approve the transfer of:**
 - \$3,325.71 from General Reserves into Operating for the new lighting in the Clubhouse parking lot;
 - \$136.71 from General Reserves into Operating for phone repair in the Office;
 - \$628.35 from Marina Reserves into Operating for disposing of the dredging spoils from the Marina;
 - \$10.83 from General Reserves into Operating for restroom signs at Recreational Area #3;
 - and \$12,558.57 from General Reserves into Operating for Pool resurfacing.
- **Replacing the Toro Fairway Mower will cost \$6,000 plus tax; this model should have about another ten years of life.**
 - **Motion made by Deon Wiechmann, seconded by Betty McKinney and carried to purchase a Toro 5200 Mower for no more than \$6,000 plus tax.**
- **Two dogs have gotten loose at least twice and threatened to attack a couple members. The first offense was a warning, and the second offense was a \$50.00 citation (both were sent to the owner). The owner is aware that a third offense will be removal of the dogs from the Village.**
- **Another incident was a dog on dog attack at the Fun Run/Walk. The Village's Insurance Company was contacted and confirmed that the Village was not liable; it falls under the Home owner's policy.**
 - **The Board will review the dog rules at the next Board meeting.**
- **Looking into a separate monitor for the Guards to display the Surveillance Cameras.**
- **Surveillance Camera signs have been ordered. Eight will be put up: four at the end of each dock, one at the marina channel entrance, one at the Gas dock, and two on the berm in the Marina parking lot.**
- **Ordered a 16GB flash drive to back up the Network Drive in the Office in case of emergencies.**
- **The second half dues notices will be sent out at the end of the month; invoices for Vacant Lot mowing have been sent; and letters on propane tanks not in compliance have been sent.**
- **A Closed Session meeting is scheduled for Wednesday, June 3, at 9:00am at the Maintenance Meeting room to discuss delinquent accounts.**
- **The Lot mowing has been getting a little behind especially compared to last year. Would like to be Okayed for Maintenance to do overtime.**
 - **The Board does not want to encourage overtime, but would like some information on renting a Kubota, and renting a Kubota with a driver to clean up the Vacant Lots.**

OLD BUSINESS:

- **PSE has been contacted to check the power box in the Marina parking area to see if it has or can get power; still waiting on a response.**

- The Vehicle Parking Rule was created to keep the Village from looking like a “junk yard”; it will prevent too many vehicles from being parked in an owner’s yard and allow for a better view corridor having vehicles five feet off the road.
 - Motion made by Deon Wiechmann, seconded by Ken Davidson and carried to approve the amended change of “five (5) feet” to “three (3) feet” in the General Rules and Regulations 6.1 A. Betty McKinney opposed the motion.
- Review of Reserve Expenditures:
 - The Sand Dollar Recreational area remodel along with its BBQ will stay on the agenda for 2009.
 - The replacement of the Village’s 1994 Ford Ranger will be delayed.
 - The remodel of the Entry Gate is waiting on a conceptual design, but will remain on the schedule.

NEW BUSINESS:

- The Pool had some minor patching and was refilled for the 2009 season. As soon as the season is over, the pool will get a fiberglass lining that should last about 30 years.
 - The Board is still content with their decision for the Pool resurfacing made at the Open Session meeting on May 14, 2009.
- A Pool Pass for members who don’t use the pool for the entire season.
 - Motion made by Betty McKinney, seconded by Deon Wiechmann and carried to create a \$5.00 Pool Pass that can be used for one week (no longer than 7 consecutive days), and will be attained at the Office.

CORRESPONDENCE:

COMPLIANCE LIST:

ACTION ITEMS LIST:

- Craig Telgenhoff would like to discuss putting a dock at the Marina View Park during the next Board Meeting.

ADJOURNMENT:

- Motion made by Deon Wiechmann, seconded by Ken Davidson and carried to adjourn. Meeting adjourned at 10:10 pm.

Approved _____
Secretary: Ken Davidson

Attest: _____

Esther Matter
Recording Secretary: Esther Matter