

**BIRCH BAY VILLAGE COMMUNITY CLUB
BOARD OF DIRECTORS
REGULAR MEETING
SEPTEMBER 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	Excused
Craig Telgenhoff	Present

Also present: Ken Hoffer, General Manager; Esther Matter, Administrative Assistant.

CALL TO ORDER:

President Sandra Stillion called the meeting to order at 7:04 pm.

AGENDA:

- **Motion made by Deon Wiechmann, seconded by Ken Davidson and carried to approve the agenda with the additions of "Ratification of 2009 Budget" under New Business and "Dog Run Park" under Old Business.**

HOMEOWNER'S PRESENTATION:

- **Jenny Taylor, Div. 8, Lot 7, requested recommendations for a new "all-in-one" system with speakers, a CD player, etc. for the Clubhouse; the Social Club would purchase the system.**
- **Bob Webber, Div. 4, Lot 17, asked if the Board could inform Homeowner's of Work Shops when a topic on the Agenda related to them.**
- **Bob Sullivan, Div. 11A, Lot 2, voiced concerns about a Dog Run being placed across from his property; feels it would create more noise with barking dogs, more droppings to clean up, and that the Rec. Area would be better suited for a community park area.**
- **Ralph Falk, Div. 9, Lot 17, brought up the subject of stolen gas from vessels on the Marina and asked for a follow-up. Also, inquired if there was a way to notify Homeowner's of the number of Members that have not paid their dues as it could greatly affect the budget.**
 - **Ken Hoffer responded that the BBV budget, at the present time: partial payment fees and late fees are at 132%. Since the budget is on a "Modified Accrual System" once the invoices for the next year's dues are sent out it counts as income; he would be willing to find the requested information. Also, the Village does receive money owed with foreclosures.**
- **John Byrnes', Div. 11B, Lot 39, lawyer, Ken Karlburg, spoke on Byrnes' behalf. Karlburg brought up some Village rules that Byrnes was in violation of and went on to Byrnes' defense on the violations. Since one violation was claimed to be erected before Byrnes moved in, one just needs approval by the ACC, and the other was given permission by a previous General Manager, Byrnes does not feel that there is a need to remove any of the violations.**

- Sandra Stillion responded that a meeting would be set up at the Office with the General Manager, some Board Members, and John Byrnes to discuss the issue further.

MINUTES:

Regular Board Meeting of August 21, 2008.

- Motion made by Deon Wiechmann, seconded by Betty McKinney and carried to approve the minutes of August 21, 2008 as written.

COMMITTEE REPORTS:

GOLF COMMITTEE – Bob Simpson

- This year about 30 youths participated in the Youth Golf Program; six of them moved on to a higher level program.
- Some new concrete paths were laid on the Golf Course; a correction on the latest Golf Minutes: the #9 green is next on the list for concrete path placement not the #6 green.
- Since the white "out of bound" markers continued to be removed or replaced, the out of bound line is being changed to a line of trees along the #6 green.
- The next and final Golf Meeting of the year will be on October 9.
- Revenue history has shown that July and August are the highest Golf playing months; need to up golf play in order to keep up with revenue.
- Ladies Golf is making the 7th hole a Par 4.

ACC – Bill Knowlton

- One new home construction, one dock, one culvert, and one tree removal was approved. Two tree removals were denied due to unidentified trees.
- An addition to the changes approved on August 4, 2008: under section "b." addition of #3: "replacement trees have been planted if applicable."
- Proposed changes to the AR&R's :
 - 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. A flag pole can only be a single pole that:
 - A. Does not exceed 18 feet in height as measured from where the pole enters the ground to its top including any cap ornament.
 - B. Is round or oval shaped with an outside diameter not greater than 6 inches anywhere along its entire length.
 - C. Is constructed of metal.
 - D. Is securely anchored in the ground sufficient to withstand 100-knot wind gusts."
 - Renumber existing paragraph 3.15 to read 3.16.
 - The Board would like to look into some of their own changes to the rule before approval.

MARINA COMMITTEE – Bob Webber

- A depth survey was conducted on the slips in the Marina during August and September; found that the depths were between 8.5 feet to 11 feet deep. The depth maps are available at the Office.
- The berm in the Marina parking lot has been removed and another plan is in the works.
- Would like to start on the Grid repair soon, and also encapsulate some pilings in the Marina.
 - The Board will continue to discuss the issue of repairing the Grid.
- A thank you to Rick Whitaker for repairing the flagpole at the Marina.

- Signage will be added on the Guest/Visitor Dock to make it more visible, along with a ladder for emergency purposes.

SECURITY COMMITTEE - John Ellis

- There have been a couple reports of gas siphoning from boats on the Marina. Would like information in the bulletin and on each of the docks, as well as, an e-mail sent to Blockwatch about the incidents and to suggest that boaters consider purchasing locking gas caps.
- Ken Hoffer is working with Security Solutions on a camera system for the Village; also, asking Guardian Solutions to give an opinion.
 - Homeland Security confirmed that the Village did not qualify for a grant for a camera system.
- Ken Hoffer is getting an answer from Honorable Judge Michael Bobbink on what is legal to put on a citation before citations are changed and reordered.

LAKES COMMITTEE – No representative

- Ken Hoffer stated that the Lakes Committee is considering options for chemicals, fish, and harvesting. Also, looking into the possibility of spraying Nightshade around the Lakes.
- Ken Hoffer also stated that the oily substance or powdery substance on the surface of the Lakes is an algae and the Lakes Committee is looking into ways of treating it. Also, the LG ultrasound devices are being moved to other areas of the Lakes for more treatment.
- Sandy Hilborn along with other volunteers met with a professional on why the vacuum pumps in the Lakes and Ponds were not flushing out excess water into the Marina during rainy seasons. The cost of repairing the pumps would be around \$5600; then further investigation would be needed on ensuring the pump on the Marina is working as well. Repairing these pumps will hopefully help with the flooding during the winter months.
 - Motion made by Betty McKinney, seconded by Deon Wiechmann and carried to approve the repair of the Lake pumps not to exceed \$7500.

ROADS & DRAINAGE COMMITTEE – Sam Stillion

- Discussing raising the drain on Chehalis Road.
- Cleaning out the ditches has been started up again.
- Looking into placing gravel along the sides of the road.

MANAGER'S REPORT: - Ken Hoffer

- BP has agreed to the donations requested to repair the restroom between docks A&B.
- Considered a request to use concrete instead of wood bumpers for the Marina View Park parking area:
 - By consensus the Board agreed to go forward with the wood bumpers for the parking area at the Marina View Park.
- The financials each quarter are available at the office for review by Members. The current income is at 97.5% and the current expenses are at 57.7% of budget.
- A new employee has been hired for the Village, his name is Skip Bicker and his title is Field Operations Coordinator; he will be working on ACC issues, helping out Volunteers, and more; his full job description is still in the works.
- Saved about \$10,000 by going ahead with the Marina dredging earlier than October.
- The money the Village has invested in Merrill Lynch will not be affected with its new merger with Bank of America.

OLD BUSINESS:

- Dog Run Park:

- The Board listened to concerns from Members about the off leash Dog Run Park.
- Motion made by Deon Wiechmann, seconded by Jeff Morris-Reade and carried to abandon the proposal of an off leash Dog Run Park within Birch Bay Village.

NEW BUSINESS:

- **Ratification of the 2009 budget:**
 - The dues will be staying at \$1200 for 2009; the packets will be going out at the end of the month for Members to confirm the 2009 budget unless it is voted down by owners.
 - Motion made by Jeff Morris-Reade, seconded by Deon Wiechmann and carried to ratify the budget for 2009 as prepared by the Board of Directors.
- The berm for the Marina parking lot was removed. Each Board member who wishes should come up with a plan to help regulate short-term parking in the Marina and bring the ideas to a Special Meeting at a later date.
- Will look into the need for Handicap parking at the Marina parking lot.

CORRESPONDENCE:

ACTION ITEMS LIST:

- Issues concerning the violations of John Byrnes were discussed.
 - The play set will not be allowed to remain on a vacant lot do to the restrictions on vacant lots for residential purposes only.
 - The culvert will be going before the ACC to make a decision.
 - The trellis will be tabled until a consensus is met on whether a trellis is considered a structure or landscape, and a judgment is made on all current trellis's in BBV that are up without approval.
 - By consensus the blue trellis on Div. 15 Lot 34 needs to come down as it is an obstruction of view.

ADJOURNMENT:

- Motion made by Deon Wiechmann, seconded by Betty McKinney and carried to adjourn, meeting adjourned at 10:34 pm.

Approved _____
Secretary: Ken Davidson

Attest: _____