

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

MINUTES

ROLL CALL:

Sandra Stillion, President	Present
Deon Wiechmann, Vice President	Present
Al Hawks, Treasurer	Present
Ken Davidson, Secretary	Present
Craig Telgenhoff	Present
Ralph Falk	Present
Terry Sullivan	Excused

ALSO PRESENT:

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

CALL TO ORDER:

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

AGENDA:

- **Motion made by Deon Wiechmann, seconded by Ralph Falk and carried to approve the agenda as written.**

HOMEOWNER'S PRESENTATION:

- **No presentations.**

MINUTES:

Regular Board Meeting of June 25, 2009

- **Motion made by Deon Wiechmann, seconded by Ken Davidson and carried to approve the Regular Session Board Minutes of June 25, 2009 with the amended changes of "No meeting in June" under the Marina Committee Report, "Reviewed compliance sheet, everything looks good" added to the Compliance Report, and change "close to \$10,000" to "between \$5,000 and \$7,000" under Old Business.**

Work Session of July 7, 2009

- **Motion made by Deon Wiechmann, seconded by Sandra Stillion and carried to approve by acclamation the Work Session Minutes of July 7, 2009.**

COMMITTEE REPORTS:

LAKES COMMITTEE – George Emmett

- **The Committee has lost two of its members, and is searching for replacements.**
- **The weed dozer created by Rick Whitaker has been working well, it is just labor intensive. Would like to hire some help or get different volunteers to lesson the load on the current ones.**
- **The temperature on the Lakes has increased, and is too high to introduce trout.**
- **The Lakes website, bbvlakes@aol.com is no longer in service; it was hacked and is filled with spam.**
- **The blue gill seems to be doing their job; there hasn't been a problem with mosquitoes or midges.**
- **Ken Hoffer handed out a water testing summary to the Board. Also, informed the Board that the weeds from the Lakes are being dried, and possibly going to be used for mulch.**

GOLF COMMITTEE – Bob Simpson

- Looking into speeding up concreting the cart paths. Working on a schedule for the most needed areas, and determining some areas that work better without concrete.
- The meeting in August will be changed to the 6th instead of the 13th, to accommodate time to prepare for the Budget meetings.
- In the process of possibly splitting the roles of the Golf committee. Would like a “Golf Club” to take care of the social aspects of golf, and the “Golf Committee” would be in charge of the business aspects.
- Recommend that the Board not pursue the idea of joggers and walkers being allowed access to the Golf course. The course is open all day and there is no time that it would be safe for non-golfers to be on the course.
- There was a question about putting up a screen by the #6 green. By consensus, the Board will review whether a screen should be allowed or not before a request is made to install one.

ACC – Deon Wiechmann

- One patio cover, one patio, one walkway, one sunroom, one pergola, one deck, one roof addition, one new home construction, three tree removals, two fences, and three modifications to homes were approved
- A propane tank enclosure was denied do to it possibly not adhering to Whatcom County code. An Emergency Meeting was called on the following day (July 8, 2009) and the project was approved after it was found it adhered to code.
- Changes to the Architectural Rules & Regulations 3.4, 3.6, 4.2, 4.3, and 4.4.
 - Motion made by Ralph Falk, seconded by Deon Wiechmann and carried to approve the submitted changes as written (see attached).
- Bob Hodges resigned from the ACC.
- The ACC feels that the definition of structure could be better defined in the AR&R's.

MARINA COMMITTEE – No meeting in July

SECURITY COMMITTEE – No meeting in July

ROADS & DRAINAGE COMMITTEE – Ken Hoffer

- The volunteer projects where split up to get more done and not overload one group.
- The paving is under way; the schedule got a little behind with a truck breaking down, but otherwise running smoothly.
- Whatcom County Public Works would like Granite Construction to clean up their paving chunks on Birch Point Road.
- Striping will be scheduled once the paving overlay is finished.
 - Motion made by Ken Davidson, seconded by Ralph Falk and carried to accept Cliff Mallory on the Roads & Drainage Committee.

MANAGER'S REPORT: Ken Hoffer

- “Top to Bottom” will be coming in to do the Marina float replacement sometime in September.
- Trying to get Security to patrol and document the Marina and docks better. Will look into purchasing some high intensity flash lights. Chad Parker would like to find out the liability for the Guards to walk the docks before he requires it in their rounds.
- The Dockside Park bumpers and walkway have been finished.
- Budget Meeting dates are set for August 19, 24, and 26 at 7:00pm at the Clubhouse.
- Van's electric will be out on Tuesday to look at electricity in the Marina parking lot.
- The Blaine High School has their proposed budget; it will affect taxes in this area.
- Clubhouse carpet cleaning is scheduled for July 30.

- Next Wednesday the Department of Ecology will be inspecting the underwater storage tank at the Gas Dock.
- So far, Reisner and Ace Tank have been out to look at the Gas Dock system, expecting Northwest Tank soon. Both companies have said the system should work fine; installing a way to download the information to a disc or flash drive might be a solution to the printer problem.

OLD BUSINESS:

- Will assess the design, cost and maintenance of putting in a dock at the Marina View Park.
- The new Parking Rule has been clarified that only one commercial vehicle is allowed on a property, vehicles parked on the side or back of the house don't count as the maximum "four" vehicles, the three foot edge does not apply during the day, and no parking with wheels on the pavement. With the clarifications enforcement will commence soon, and since most have been notified citations will be issued.

NEW BUSINESS:

- Reserving Common areas for private parties.
 - ❖ By consensus, the Board feels that for the BBQ and picnic table areas, if someone puts up a sign they can reserve them for a day.
- Opening the Lower Gate for walkers/joggers/bikers.
 - Motion made by Deon Wiechman, seconded by Craig Telgenhoff and carried to temporarily allow members to use the Lower Gate for walking, jogging, or biking by using a key attained from the Office with a \$50 deposit.

CORRESPONDENCE:

- Will review the letters and discuss some issues at a later time.

COMPLIANCE LIST:

- Reviewed compliance lists and everything seems well documented.

ACTION ITEMS LIST:

- Policy Resolution for a timeline on when liens get placed on a property.
- Marina floats replacement.
- Upgrade Lighthouse Park.
- Beach cobble at Lighthouse Park ramp.
- Culvert Main Gate up to one lot on either side.
- Sprinkler system by the Clubhouse.
- Board members need to get to Bank of America to sign a signature card.
- Look into another sliding door and sun cover for the Clubhouse.

FINANCIALS:

- Reviewed the Delinquent accounts sheet.
- About \$175,000 of the dues have not been paid; \$35,000 from previous years. 12.9% of dues are outstanding.
- Total income year to date is at 93%; expenses year to date are at 43%.
- Need to move money from CD's; limit is \$250,000 and one is up to \$341,000.
- The overlay on the roads will be slightly over budget; just over \$200,000.

ADJOURNMENT:

- Motion made by Deon Wiechmann, seconded by Al Hawks and carried to adjourn. Meeting adjourned at 10:08 pm.

Approved _____
Secretary: Ken Davidson

Attest: _____

Secretary: Esther Matter