

**BIRCH BAY VILLAGE COMMUNITY CLUB
BOARD OF DIRECTORS
REGULAR MEETING
SEPTEMBER 17, 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
Ralph Falk	Present
Terry Sullivan	Present
Craig Telgenhoff	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 7:01 pm.

AGENDA:

- **Motion made by Ralph Falk, seconded by Ken Davidson and carried to approve the agenda with the additions of “Marina Parking Lot Design” under Old Business and “Lighthouse Park” under New Business.**

HOMEOWNER’S PRESENTATION:

- **Betty McKinney, Div. 11C, Lot 1, brought up the subject of golf course pond maintenance and the playground equipment at Lighthouse Park. Stated that the ponds look worse after treatment. Suggested that the larger aerators be used and the fountains be fixed. As for Lighthouse Park, suggested that some of the play set equipment left at the park be moved to Kwann Lake Park.**
 - **Ken Hoffer stated that the treatment to the ponds only worked on the center ponds. The herbicide seems to have killed the algae but not the weeds. The bubbler has electrical problems and is still being worked on.**
 - **Sandra Stillion stated that the Lighthouse Park equipment will be discussed at a later time on the Agenda.**
- **Ron Secor, Div. 14, Lot 5, brought up the subject of being allowed to install golf ball safety nets on golf course properties.**
- **Brad Keel, Div. 1, Lot 12, also brought up golf ball safety nets being allowed on golf course properties.**
 - **The golf ball safety nets are on the Agenda to discuss later in the meeting.**

MINUTES:

Regular Board Meeting of August 20, 2009

- **Motion made by Ralph Falk, seconded by Deon Wiechmann and carried to approve the Regular Session Board Minutes of August 20, 2009 as written.**

COMMITTEE REPORTS:

SECURITY COMMITTEE – Wayne McFee

- **Reviewing the procedures for the Security Handbook to discuss at the next meeting.**
- **Opposed to reducing roving patrol.**

- The three (3) foot rule for vehicles parked on easements does not seem to be enforced during the day. Feel this is a safety issue and it needs to be enforced day and night.
- Would like clarification from Chad Parker on what Security considers a temporary parked vehicle versus a permanently parked vehicle.
- Looking into a rule to ban all 2-wheel motorized conveyances (i.e. scooters, etc.).
- Sandra Stillion added that if anyone was having a problem with keeping the four vehicle rule, there is storage for boat trailers at the Marina Parking Lot for a fee.

ROADS & DRAINAGE COMMITTEE – Jim Lockie

- Rented a grader for a week to dress the road shoulders.
- The sweeper had broken down, but is repaired now.
- Removed blackberry bushes and installed a berm on Marina View Park.
- Ken Hoffer asked if it were possible to get some volunteers together to build foundations for a few memorial benches that have been requested.
- Would like to renovate the Sand Dollar Park restroom including the installation of power, if feasible, and having it open year round.

MARINA COMMITTEE – Bob Webber

- Gary Wilde is working on a new sign for the Marina entrance.
- Dock security has increased with Skip Bickers now on Marina Compliance, and with Security doing more rounds on the docks.
- The grid repair has been pushed to the side to prepare for more important issues.
- The ends of A, B, C, and D dock need to be anchored as the larger boats have caused more pressure on the docks. The paperwork for a permit has been submitted.
- A survey of the pilings was conducted and none are in urgent need of repair. The channel pilings have not yet been checked.

LAKES COMMITTEE – Ken Hoffer

- Looking into a carp permit that will allow restocking 25% of the fish a year for predation.
- Still using the weed dozer on the Lakes. Kwann Lake has cleaned up well; there are still weeds in Thunderbird Lake and the ponds.
- Currently cleaning out the aerators; some of the aeration kits need to be replaced.
- The third applicant for the Lakes Committee turned in an application and is waiting on Board approval.
 - Motion made by Deon Wiechmann, seconded by Al Hawks and carried to accept Bob Nelson to the Lakes Committee.

ACC – Deon Wiechmann

- Approved one new home construction, one patio, one fence, one propane tank enclosure, one flagpole, one deck, one memorial bench, and four tree removals.
- Approved a New Home construction, but the re-grade of grass on common property was sent to the Board for approval.
 - Sandra Stillion stated that the Board did not need to approve the re-grade, it could go through the Manager for approval.
- Approved one out of two trees that were requested for removal on Project #2009-57-91. One ACC member felt the other tree encroached on the house and should be allowed to be removed as well.
 - The Board requested the project go back to the ACC for approval of the second tree removal based on “like circumstances”.
- A new Committee Member was brought to the Board for approval; will replace Bob Hodges resignation.

- **Motion made by Deon Wiechmann, seconded by Ken Davidson and carried to accept Richard Baer to the Architectural Control Committee.**

GOLF COMMITTEE – Ken Hoffer

- **There was not enough interest to split the committee into a Golf Committee and Golf Club with each focusing on different aspects of the golf course.**
 - **Sandra Stillion requested that they at least split the Agenda and Minutes into business items versus events and functions.**
- **The Jr. Golf Program has ended for the year.**
- **The remaining donation money will be used on a new tee box and refurbishing signs.**
- **There is one Golf Committee meeting left for the year; will be electing new officers during the next meeting. Raphael Ness will be leaving the Committee and Bob Simpson will be stepping down as Chairman.**
- **Looking into a short-term pass for the golf course as an option for those who do not want a full year membership.**

MANAGER'S REPORT: Ken Hoffer

- **Need a permit from the County for a culvert at the Front Gate area; otherwise should be fine if the Village is willing to do the work.**
- **Joe Rutan of Whatcom County Public Works and an employee of Northwest Air Pollution were out inspecting Roger's Slough. The County has received several complaints from residents in the slough area concerning the smell.**
 - **Will look into a permit to remove and chip the logs stuck in the slough area. Will also check on the valve to the slough and putting in a culvert.**
- **The Sheriff is coming to look at a fort that was built along the bluff by Sunset Park. The Office is currently working on removing the fort it is a danger as the bluff is prone to collapse, and also a problem for Homeland Security.**
- **The new Village attorney is willing to work with the Manager only, on an issue by issue basis for the time being.**
- **Part of the fine from the Marina fuel tank inspection was waived by the Department of Ecology.**

FINANCIALS: Ken Hoffer

- **Reviewed the delinquent list.**
 - **Down to \$49,000 of dues that have not been paid: 3.6%.**
 - **Several delinquent properties are being foreclosed on.**
- **About 54 Weekly Pool Passes were sold during the year.**
- **Need 17 more ACC projects before the end of the year to meet budget.**
- **Need 19 more rental and/or owner transfers to meet budget; have 12 pending.**
- **Close to 100% of actual budgeted income.**
- **Will place on next month's Agenda which items the Board wants to complete by the end of the year from the Maintenance requests.**

OLD BUSINESS:

- **Sand Dollar Park restroom is being remodeled by the Volunteers.**
- **Still waiting on Bellingham Lock & Safe to repair the door knob for the Lower Gate.**
- **Have seen some action on the Credit Card system.**
- **The Marina Parking Lot design was altered slightly to accommodate lighting. Will let the Marina Committee review changes and give suggestions. Will also look into infrared cameras for the Marina Parking Lot.**

NEW BUSINESS:

- **A work shop was scheduled for Monday, October 5, 2009 at 3:00pm at the Clubhouse to discuss the golf course safety screens along with other items.**

- **Need to approve the budget for 2010. Packets will be mailed by the end of the month.**
 - **Motion made by Deon Wiechmann, seconded by Al Hawks and carried to ratify the 2010 budget at \$1200.00.**
- **The Lighthouse Park play set equipment will cost about \$12,000; will discuss further at a later date.**

CORRESPONDENCE:

- **No action on correspondence.**

COMPLIANCE LIST:

- **No comments on the Compliance List.**

ACTION ITEMS LIST:

- **Will continue working on a Front Gate design.**
- **Still working with the County on the BBWARM Tax Resolution.**
- **The dog rules will be discussed during a workshop.**
- **Moving forward with the culvert at the Front Gate area.**
- **Still looking for the permit on pilings filed a couple years ago.**
- **Will get information to the attorney on LLC groups.**

ADJOURNMENT:

- **Motion made by Ken Davidson, seconded by Al Hawks and carried to adjourn. Meeting adjourned at 10:12 pm.**

Approved _____
Secretary: Ken Davidson

Attest: _____

Esther Matter

Recording Secretary: Esther Matter