

**REGULAR MEETING OF THE
BIRCH BAY VILLAGE COMMUNITY CLUB
ARCHITECTURAL CONTROL COMMITTEE
MARCH 4, 2014 7:00 PM
AT THE CLUBHOUSE
8181 COWICHAN ROAD
MINUTES**

MEMBERS PRESENT:

Richard Baer
Dawn Baker
Terry Garrow
Bill Knowlton
Ken Woods (acting Chair)

Also Present:

Valery Anderson, BOD Liaison
Steve Freitas, Operations Manager
Ken Hoffer, General Manager
Esther Matter, Office Manager (recording secretary)

EXCUSED:

Tom Wright - Chairman
Michael Schmidt

CALL TO ORDER: Ken Woods called the meeting to order at 7:03pm.

MINUTES:

- Motion made by Bill Knowlton, seconded by Dawn Baker and carried to approve the ACC minutes of January 7, 2014 as presented.

BUSINESS:

- A) Motion made by Dawn Baker, seconded by Terry Garrow and carried to recommend that the Board approve Project #2014-5-34, Retaining Wall/Tree Removal, Div. 10A, Lot 4, 8034 Chinook Way, Terry Robinson since the ACC does not have authority to approve the project because it does not comply with the AR&Rs.
- B) Motion made by Richard Baer, seconded by Terry Garrow and carried to approve as presented Project #2014-6-34, Fence/Flagpoles/Deck Replacement, Div. 1, Lot 47, 5480 Tsawwassen Loop, Craig Powell.
- C) Motion made by Richard Baer, seconded by Terry Garrow and carried to approve as presented Project #2014-7-34, Floating Dock/Bank Reinforcement/Exterior Stairs, Div. 11, Lot 8, 5382 Nootka Loop, Fred Bonin.
- D) Motion made by Bill Knowlton, seconded by Richard Baer and carried to approve as presented Project #2014-8-34, New Home Construction, Div. 12D, Lot 16, 8150 Comox Loop, Gerald Ewert (Contractor: Kramer Construction Inc.).

DISCUSSION:

- Ken Hoffer brought up a member request for BBVCC to pay for some drainage work he conducted on his property. He is claiming that his drainage issues were caused because the ACC allowed a home to be built on a spring. There is no proof or evidence of the spring.
- Ken Woods asked the ACC to think about whether they should alter the retaining wall guidelines or leave them how they are.
- Larry Tremaine, Div. 12C, Lot 40, brought up some questions about removing trees for a home construction and applying for a variance for a new home to be built within the 25 foot setback. The ACC recommended he draw up a plan and reason why it would be better to build the home within the 25 foot setback; a variance could be considered. Tree removals are usually approved for projects, especially with new home constructions.

ADJOURNMENT:

- **Motion made by Bill Knowlton and carried to adjourn. Meeting adjourned at 8:03pm.**

Esther Matter

Recording Secretary