

**REGULAR MEETING OF THE
BIRCH BAY VILLAGE COMMUNITY CLUB
ARCHITECTURAL CONTROL COMMITTEE
MAY 1, 2012 7:00 PM
AT THE CLUBHOUSE 8181 COWICHAN ROAD
MINUTES**

ROLL CALL:

Ken Woods - Chairman	Present
Shannon Parsons - Vice Chairman	Present
Richard Baer	Present
Jim Baker	Present
Carl Garlow	Present
Bill Knowlton	Present
Paula Rotondi	Present
Valery Anderson - BOD Liaison	Present

Also Present: Ken Hoffer, General Manager; Esther Matter, Office Manager

CALL TO ORDER: Ken Woods called the meeting to order at 7:05pm.

MINUTES:

Approval of the regular session minutes of April 3, 2012.

- Motion made by Bill Knowlton, seconded by Paula Rotondi and carried to accept the regular session minutes of April 3, 2012 as written.

BUSINESS:

- A) Motion made by Richard Baer, seconded by Jim Baker and carried to approve as submitted Project # 2012-14-51, Tree Removal, Div. 10A, Lot 13, 8038 Chinook Way, Clyde Young. Shannon Parsons and Paula Rotondi opposed the motion.
- B) Motion made by Shannon Parsons, seconded by Bill Knowlton and carried to deny Project #2012-15-51, Storage Shed, Div. 4, Lot 48, 8261 Snohomish Road, Corwin Drenkel, as the project did not conform to the setback requirements (AR&Rs 3.4c).
- C) Motion made by Shannon Parsons, seconded by Paula Rotondi and carried to approve Project #2012-16-51, Storage Shed/Fence, Div. 4, Lot 49, 8255 Snohomish Road, Dale and Kim Reimer, subject that the impervious surface coverage does not exceed fifty percent (50%) and is documented on the submitted checklist/paperwork.
- D) Project #2012-17-51 was STRICKEN/REMOVED from the agenda due to the project being invalid as it was in violation of the AR&Rs.
- E) Motion made by Bill Knowlton, seconded by Carl Garlow and carried to approve as submitted Project #2012-18-51, Storage Shed, Div. 12, Lot 47, 8050 Kayak Way, Randall Ambuehl.
- F) Motion made by Jim Baker, seconded by Bill Knowlton and carried to approve as submitted Project #2012-19-51, New Home Construction, Div. 12C, Lot 3, 8134 Skeena Way, Michael Stringam. Jim Lockie from the Roads and Drainage Committee will oversee the drainage work.
- G) Motion made by Shannon Parsons, seconded by Paula Rotondi and carried to approve as submitted Project #2012-20-51, Fence, Div. 14, Lot 3, 8218 Sehome Road, Michele Guest.

- H) Motion made by Bill Knowlton, seconded by Paula Rotondi and carried to approve as submitted Project #2012-21-51, New Home Construction, Div. 15A, Lot 47, 8123 Coquitlam Place, Lee Wiebe.
- I) Motion made by Jim Baker, seconded by Bill Knowlton and carried to approve Project #2012-22-51, Culvert/Catch Basin, Div. 6, Lot 12, 5573 Haida Way, Pater Hoemberg subject that the piping is perforated.
- J) Motion made by Shannon Parsons, seconded by Carl Garlow and carried to approve Project #2012-23-51, Fence/Culvert/Catch Basin, Div. 1, Lot 6, 8121 Cowichan Road, Ron & Terri Fahlman subject that any unordered piping is perforated and the replacement fence may be up to an additional four (4) feet if not impeding into the thirty-five (35) foot setback from the rear property line.
- K) Motion made by Bill Knowlton, seconded by Shannon Parsons and carried to approve Project #2012-24-51, Fence, Div. 4, Lot 7, 8226 Quinault Road, Rod & Joan Ehman subject that the material and color match the existing fence.

DISCUSSION:

- Ken Woods encourages the Board members to drive down Haida Way to visually see why the ACC is hesitant to allow structures greater than four (4) feet in height within the twenty-five (25) foot setback.
- The rule change concerning impervious surface descriptions will be taken to the Board for approval.
- Instead of approving all current trees over six (6) feet, the ACC will keep the current good neighbor policy and approve on a case by case basis. The Board is currently working with the lawyer on the CC&R changes that can be voted on by membership.
- Committee reminded management that spikes in the road need to be marked for surveys on new home constructions which is not only for ACC inspection, but for neighbors as well.
- By consensus the ACC will consider mobile homes older than five (5) years old, with the submission of pictures showing that the building is aesthetically pleasing, and with submission of a home inspection showing that the structure is sound.
- A request for a time extension for a new home construction (Project #2011-21-53) that was approved in May of 2011 was brought to the ACC. The ACC denied the request and recommended that the owners resubmit the project when they are ready to start building.
- The front gate refurbishment is being discussed with the approved contractor: Kaptein Construction. If there are any structural changes, they will be brought before the ACC for re-approval.

VOLUNTEER TO REPORT AT THE NEXT BOARD MEETING:

- Shannon Parsons will give the ACC report for the May Board meeting; if there is a conflict Jim Baker will be the back-up.

ADJOURNMENT:

- Motion made by Bill Knowlton, seconded by Jim Baker and carried to adjourn. Meeting adjourned at 8:50pm.

Esther Matter

Recording Secretary: Esther Matter