

**REGULAR MEETING OF THE
BIRCH BAY VILLAGE COMMUNITY CLUB
ARCHITECTURAL CONTROL COMMITTEE
JULY 3, 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; Steve Freitas, Marina/Compliance Technician; Esther Matter, Office Manager

CALL TO ORDER: Ken Woods called the meeting to order at 7:00pm.

MINUTES:

Approval of the regular session minutes of June 5, 2012.

- Motion made by Bill Knowlton, seconded by Carl Garlow and carried to accept the regular session minutes of June 5, 2012 with the change under project "M" to read "Richard Baer would like the ACC to have the option to require projects to be engineered when deemed appropriate".

BUSINESS:

- HEARING for Project #2012-40-73 for a height variance on a new home construction was opened for comments. No comments were made by the audience so that hearing was closed at 7:04pm.
 - A) Motion made by Bill Knowlton, seconded by Jim Baker and carried to approve as submitted Project #2012-40-73, New Home Construction, Div. 11B, Lot 17, 5450 Salish Road, Carl Nichols; the variance request will be sent to the board of directors for approval at the regular session on July 19, 2012.
 - B) Motion made by Paula Rotondi, seconded by Jim Baker and carried to approve as submitted Project #2012-41-73, Fence, Div. 7, Lot 55, 5854 Salish Road, Thomas & Lisa Hilton.
 - C) Motion made by Richard Baer, seconded by Paula Rotondi and carried to approve as submitted Project #2012-42-73, Tree Removal, Div. 10A, Lot 12, 8035 Comox Road, Karen & Lee Erickson.
 - D) Motion made by Bill Knowlton, seconded by Carl Garlow and carried to approve as submitted Project #2012-43-73, Sauna, Div. 12B, Lot 14, 8114 Skeena Way, Russell Creydt.
 - E) Motion made by Richard Baer, seconded by Carl Garlow and carried to approve as submitted Project #2012-44-73, Tree Removal, Div. 12M, Lot 2, 5795 Salish Road, Mario Brito. Shannon Parsons and Paula Rotondi opposed the motion.

- F) Motion made by Carl Garlow, seconded by Bill Knowlton and carried to approve as submitted Project #2012-45-73, Exterior Renovation/Remodel, Div. 3, Lot 5, 5511 Haida Way, Paul Kenner.
- G) Motion made by Jim Baker, seconded by Paula Rotondi and carried to approve as submitted Project #2012-46-73, Fence, Div. 12M, Lot 39, 8265 Skeena Way, Ronald Van Marrewyk.
- H) Motion made by Bill Knowlton, seconded by Jim Baker and carried to approve as submitted Project #2012-47-12, Deck Replacement, Div. 13, Lot 1, 5526 Sehome Court, Warren Wedan.
- I) Motion made by Carl Garlow, seconded by Jim Baker and carried to approve Project #2012-48-12, Fence Replacement, Div. 5, Lot 8, 5399 Nootka Loop, Harold Goodwyn (H. Laxton Scenic Arts) subject the height requirements are met per submitted plans.

DISCUSSION:

- Motion made by Jim Baker, seconded by Paula Rotondi and carried to accept the addition of a floating dock to Project #2012-21-51, New Home Construction, Div. 15A, Lot 47, 8123 Coquitlam Place, Lee Wiebe.
 - A rule on the ACC requiring certain projects to be engineered will be available at the next ACC meeting.
 - Neither the board nor ACC feels that there is any need to change the current ACC project fees.
 - The board will be discussing non-compliant properties including current non-compliant structures within the twenty-five (25) setback during the work session meeting on July 12, 2012; the ACC is invited to attend and give input.
 - The ACC would like a list of non-compliance issues being taken care of by the office, as well as the ACC project list.
 - Ken Hoffer did bring up committee and chair term limits to the lawyer who stated that the board could make changes as long as it was documented in the minutes.
 - Ken Woods mentioned that he was asked by Eric Peters to be a part of an ad hoc committee to review changes to the BBVCC Covenants. Any changes to the CC&Rs would need a two-thirds majority vote from membership; once a vote is cast from a property it is permanent for that lot.

VOLUNTEER TO REPORT AT THE NEXT BOARD MEETING:

- Ken Woods will give the ACC report at the July Board Meeting.

ADJOURNMENT:

- Motion made by Bill Knowlton, seconded by Carl Garlow and carried to adjourn. Meeting adjourned at 8:12pm.

Esther Matter

Recording Secretary: Esther Matter