

BBVCC Architectural Control Committee (ACC) Minutes April 4, 2017

BBVCC Clubhouse

Call to Order: Kathy Green, Chairperson, called the meeting to order at **7:00**.

Roll Call:

Kathy Green, Chair –	Present
Ken Woods –	Present
Richard Baer	Present
Tom Wright	Present
Bill Knowlton –	Present
Robert Austin-Murphy-	Present
Mark St. Germaine	Present

Also Present:

Ken Hoffer, General Manager
Ann Nydam, recording secretary
Dawn Baker, Board Liaison

Minutes:

- **Motion** made by Bill Knowlton, seconded by Mark St Germaine and carried to approve the minutes of the March 7, ACC as written.

Projects:

- **A.** Motion made by Ken Woods, seconded by Bill Knowlton and carried to approve **Project #2017-12-44, New Home Construction, Div. 15, Lot 26, Chehalis Road, Fred Cavalli.** Contingent upon, if house is being heated by propane, then the location of the propane tank needs to be shown on the plans and not visible from the road.
- **B.** Motion made by Bill Knowlton, seconded by Tom Wright and carried to deny **Project #2017-13-44, Clubhouse Storage Shed, Div. 15A, Lot 22, 8181 Cowichan Road, BBVCC.**
- **C.** Motion made by Richard Baer, seconded by Robert Austin-Murphy and carried to approve **Project #2017-14-44, Tree Removal, Div. 12M, Lot 2, 5795 Salish Road, Mario Brito.** Ken Woods and Bill Knowlton opposed.
- **D.** Motion made by Ken Woods, seconded by Tom Wright and carried to approve **Project #2017-15-44, Fence, Div. 12, Lot 378071 Kayak Way, Denise Glisson.**
- **E.** Motion made by Ken Woods, seconded by Richard Baer and carried to approve **#Project 2017-16-44, Multiple Projects, Div. 15A, Lot 40, 8134 Coquitlam Place, Greg Cosford & Karen Fowler, contingent upon having Roads & Drainage review and sign off on the plans.**

- **F.** Motion made by Bill Knowlton, seconded by Robert Austin-Murphy and carried to deny **Project #2017-17-44, Tree Removal, Div. 9, Lot 91, 8103 Kispiox Road, Tyson & Tressa Throgmorton. Plan may be resubmitted with a letter from a licensed arborist regarding the health of the trees and if they do need to be removed.**
- **G.** Motion made by Robert Austin-Murphy, seconded by Ken Woods, and carried to deny **Project #2017-18-44, Fence/Tree Removal, Div. 11, Lot 5, 5410 Nootka Loop, Ken & Mary Jane Morrison. The following needs to be resubmitted: a plot plan showing the setbacks, the location of the trees to be removed and the location and height of the fence.**
- **H.** Motion made by Richard Baer, seconded by Tom Wright and carried to deny **Project #2017-19-44, Fence, Div. 15A, Lot 45, 8131 Coquitlam Place, Nancy Wutzen. The project needs to be resubmitted with the following: a plot plan showing the setback from the lake bank, the location and height of the fence and a letter indicating why the fence needs to be put up.**
- **I.** Motion made by Ken Woods, seconded by Bill Knowlton and carried to approve **Project #2017-20-44, Gazebo, Div. 15A, Lot 22, 8169 Cowichan Road, BBVCC Golf Club.**
- **J.** Motion made by Richard Baer, seconded by Robert Austin-Murphy and carried to approve **Project #2017-21-44, Fence/Shed, Div. 4, Lot 3, 8237 Comox Road, John Biondillo, contingent upon the roof of the shed matching that of the existing residence.**

Discussion:

Request for Extension: Div. 12B, Lot 8.

- Motion made by Bill Knowlton, seconded by Ken Woods and carried to deny the request for extension, Project 2016-16-45, Fence/Shed, Div. 12B, Lot 8, 8084 Skeena Way, Patrick & Shannon Kendzierski.
- CURE notice sent for illegal fence, 8132 Quinault Road, Div. 12C, Lot 57, Enok, Lian, application needs to be submitted and fees paid.
- CURE notice sent for illegal fence, 8144 Quinault Road, Div. 12C, Lot 59, Robert McAllister, renter, Marquard Bekker, owner.
- Discussion on mailbox placement, should wording be placed in the AR&Rs, and also on a checkbox on for New Home Construction indicating the owner knows where the proper placement is? Or should an addendum be placed in the General Rules & Regulations?

It was suggested to leave the mailbox placement up to the Homeowner and the USPS.

Adjournment:

- **Motion** made by Tom Wright, seconded by Bill Knowlton and carried to adjourn, meeting adjourned at 8:35pm.