

BBVCC Architectural Control Committee (ACC) Minutes July 5, 2016

BBVCC Clubhouse

Call to Order: Tom Wright, Chairman, called the meeting to order at **7:00pm**

Roll Call:

Tom Wright, Chair – Present
Richard Baer – Present
Kathy Green – Present
Sheryl Jensen – Present
Bill Knowlton – Present
Michael Schmidt – Present

Also Present:

Dawn Baker, Board Liaison
Ken Hoffer, General Manager
Steve Freitas, Operation Manager
Esther Matter, recording secretary

Minutes:

- **June 7, 2016: Motion** made by Sheryl Jensen, seconded by Bill Knowlton and carried to approve the **regular ACC minutes of June 7, 2016 as presented.**
- **June 21, 2016: Motion** made by Richard Baer, seconded by Michael Schmidt and carried to approve the **special meeting ACC minutes of June 21, 2016 as written.**

Business:

- **A) Motion** made by Richard Baer, seconded by Sheryl Jensen and carried to **approve** Project #2016-48-75, **Shed/Tree Removal**, Div. 9, Lot 91, 8103 Kispiox Road, Tyson & Tressa **Throgmorton CONTINGENT** that the setbacks of the shed are clearly marked on the submitted plans, and only the one tree marked on the checklist is removed.
- **B) Motion** made by Kathy Green, seconded by Michael Schmidt and carried to **approve** Project #2016-49-75, **Fence**, Div. 4, Lot 10, 8244 Quinault Road, Derek Raedeker as submitted.

- **C) Motion** made by Richard Baer, seconded by Sheryl Jensen and carried to **approve** Project #2016-50-75, **Tree removal**, Div. 15A, Lot 18/19, 5541 Coquitlam Drive, John **Canterbury as submitted**.
- **D) Motion** made by Sheryl Jensen, seconded by Richard Baer and carried to **approve** Project #2016-51-75, **Deck over existing patio**, Div. 4, Lot 41, 8262 Snohomish Road, Ron **Bailey** and Linda **Cain as submitted**.
- **E) Motion** made by Sheryl Jensen, seconded by Richard Baer and carried to **approve** Project #2016-52-75, **Home remodel/addition**, Div. 12, Lot 39, 8085 Kayak Way, Carl **Gustafson**, George More and Kaley Hoyer (representatives) **CONTINGENT** that the living space area is added to the ACC checklist.
- **F) Motion** made by Richard Baer, seconded by Bill Knowlton and carried to **approve** Project #2016-53-75, **New home construction**, Div. 11, Lot 12, 5366 Nootka Loop, Mike and Rose **Kent as submitted**.
- **G) Motion** made by Bill Knowlton, seconded by Richard Baer and carried to **approve** Project #2016-54-75, **Culvert/catch basin**, Div. 2, Lot 27, 5544 Salish Road, Troy **Mulryan as submitted**.
 - a. **Motion** made by Sheryl Jensen, seconded by Kathy Green and carried to **approve** the addendum to Project #2016-54-75, **Tree Removal**, Div. 2, Lot 27, 5544 Salish Road, Troy **Mulryan CONTINGENT** that no more than four (4) of the marked trees are removed (Douglas Firs).
- **H) Motion** made by Richard Baer, seconded by Sheryl Jensen and carried to **approve** Project #2016-55-75, **Patio/fence**, Div. 2, Lot 27, 8255 Chilliwack Road, Marshall **Bailey as submitted**.
- **I) Motion** made by Richard Baer, seconded by Bill Knowlton and carried to **approve** Project #2016-56-75, Tree removal, Div. 12C, Lot 104, 8187 Skagit Way, Cynthia and Kevin **Monohan as submitted (remove dead cedar tree “#2” and top tree “#3”)**.
- **J) Motion** made by Bill Knowlton, seconded by Richard Baer and carried to **DENY** Project #2016-57-75, **New home construction**, Div. 4, Lot 81, 8231 Chilliwack Road, **CSJ Enterprises LLC**. If the property is staked soon the ACC will consider calling a special meeting so that work can commence.
- **K) Motion** made by Richard Baer, seconded by Sheryl Jensen and carried to **approve** Project #2016-58-75, **Tree removal**, Div. 9, Lot 92, 8099 Kispiox Road, Robert and Collette **Marbach as submitted**. (A shed replacement was marked on the plans, but was not part of application)
- **L) Motion** made by Bill Knowlton, seconded by Sheryl Jensen and carried to **approve** Project #2016-59-75, **Fence**, Div. 2, Lot 35, 5592 Salish Road, **Gilliland** and **Eaves as submitted**.
- **M) Motion** made by Richard Baer, seconded by Michael Schmidt and carried to **approve** Project #2016-60-75, **Patio**, Div. 1, Lot 67, 8122 Cowichan Road, Erik **Magner** and Laura **Macaulay as submitted**.

- **N) Motion** made by Richard Baer, seconded by Bill Knowlton and carried to **approve** Project #2016-61-75, **Concrete work/patio/deck cover**, Div. 9, Lot 80, 8076 Kispiox Road, Rick and Kay Janeke **CONTINGENT** that copies of pertinent county permits and engineering stamps are given to the office before commencement.
- **O) Project #2016-62-75, Culvert, WITHDRAWN**

Other Business:

Committee opening: The ACC received two applications for the one open position left by Peter Hoemberg: Rob Austin-Murphy and Mark St. Germaine.

- **Motion** made by Bill Knowlton, seconded by Michael Schmidt and carried to **recommend Board approval of Rob Austin-Murphy** to the ACC.
- The ACC encouraged Mark St. Germaine to reapply in November when more openings come available.

Tree trimming: Ken Hoffer handed out a packet of Sudden Valley's regulations on tree topping and removal. The Board is considering incorporated regulations on tree trimming and topping into the AR&Rs. Once the Board has determined the details they will seek ACC input.

Culverts being required: The Board would like to consider more specifications on the rule concerning culverts being required with all exterior renovations. Some ACC suggestions were to change the rule to state that: only when changing the footprint of the original structure, only when changing impervious coverage of the lot, only when changing a certain percentage of impervious coverage, on a case by cases basis when the Roads & Drainage Committee deems it to be needed, or only if the project will affect the storm water drainage. The Board will discuss this more at their next meeting.

Disclaimer on checklists: The ACC would like to request that the Board approve a disclaimer to be added to all ACC checklists stating that if the checklist, payment and plans are not complete or violate the AR&Rs the request will NOT be added to the ACC agenda, and any denied project (or incomplete project request) will NOT be heard/considered until the next regularly scheduled ACC meeting.

Adjournment:

- **Motion** made by Richard Baer, seconded by Bill Knowlton and carried to **adjourn at 8:17pm.**