

BBVCC Architectural Control Committee (ACC) Minutes July 5, 2017

BBVCC Clubhouse

Call to Order: Richard Baer, Chairperson, called the meeting to order at **7:00**.

Roll Call:

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

Also Present:

Ken Hoffer, General Manager
Ann Nydam, recording secretary
Terry Sullivan & Cliff Mallory, Board Liaisons

Agenda:

Richard Baer called the meeting to order at 7:05.

Minutes:

Kathy Green asked for corrections to the June 6, 2017 minutes, she was not there, so did not call the meeting to order and items K & M need to have the name of the project listed.

- **Motion** made by Tom Wright, seconded by Bill Knowlton and carried to approve the minutes of the June 6, 2017 meeting as corrected.

Projects:

- **A.** Motion made by Ken Woods, seconded by Tom Wright, and carried to approve **Project #2017-54-75, Deck, Div. 15, Lot 50, 5580 Chehalis Road, Graham Thomas.**
- **B.** Motion made by Tom Wright, seconded by Kathy Green and carried to approve **Project #2017-55-75, Driveway Replacement/Privacy Fence, Div. 14, Lot 8, 8196 Sehome Road, Rick & Suzanne Jones.**
- **C.** Motion made by Ken Woods, seconded by Mark St. Germaine and carried to approve **Project #2017-56-75, Deck, Div. 12C, Lot 77, 8186 Skagit Way, Joanne Allison.**
- **D.** Motion made by Ken Woods, seconded by Bill Knowlton and carried to approve **Project #2017-57-75, New Home Construction, Div. 12, Lot 50, Kayak Way, Gregory Stipkala, contingent upon having Roads & Drainage sign off on the plans.**

- **E.** Motion made by Bill Knowlton, seconded by Ken Woods and carried to approve **Project #2017-58-75, New Home Construction, Div. 9, Lot 73, 8040 Kispiox Road.**
- **F.** Motion made by Motion made by Bill Knowlton, seconded by Ken Woods and carried to **approve Project #2017-59-75, New Home Construction, Div. 12B, Lot 9, 8090 Skeena Way, Diane Butts/Dymond Nikon agent, contingent upon the setbacks being 25 feet from the road, and 35 feet from the rear property line, per the plans.**
- **G.** Motion made Ken Woods, seconded by Bill Knowlton and carried to approve **Project #2017-60-75, Patio Replacement, Div. 11A, Lot 9, 5335 Nootka Loop, Walt Weaver. This project was a CURE notice compliance issue.** Kathy Green would have liked to have seen more information on this plan, what were the safety issues that prompted the replacement of the patio?
- **H.** Project H was withdrawn prior to the ACC meeting.
- **I.** Motion made by Ken Woods, seconded by Mark St. Germaine and carried to approve project **#2017-62-75, Remodel, Div. 2, Lot 41, 5634 Salish Road, Tim Smart/Latonia Vanderveen.**

Discussion:

Current BFE in Whatcom County, for properties located in the 100-year flood plain is 8 feet. Next year the County will raise the BFE to 9 feet.

A Mr Pamma will be submitting plans for a New Home Construction for Div. 11C, Lot 4,, the County has advised him to build at 9 feet above BFE in anticipation of next year's new ruling. The current AR&R's will allow for 8 feet, the ACC advised Mr Pamma to submit a variance request for 9 feet above BFE. He has a valid hardship.

The BBV attorney would like to see something on the ACC agenda allowing for homeowner's comments for each project.

Adjournment:

- **Motion** made by Mark St. Germaine, seconded by Bill Knowlton and carried to adjourn. Meeting adjourned at 8:00pm