

BBVCC Architectural Control Committee (ACC) Minutes March 7, 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 –	Absent
Tom Wright	Present
Bill Knowlton –	Present
Robert Austin-Murphy-	Present
Mark St. Germaine	Present

Also Present:

Ken Hoffer, General Manager
Steve Freitas, Operation Manager
Ann Nydam, recording secretary
Dawn Baker, Board Liaison
Roads and Drainage representatives: Cliff Mallory and Terry Sullivan

Minutes:

- **Motion** made by Tom Wright, seconded by Bill Knowlton and carried to approve the corrected minutes of the February 15, ACC meeting adding the Public Hearings comments.

Kathy Green stated there would be a change to the agenda; put discussion of Richard Baer's application to be on the ACC right after the minutes instead of under the discussion section.

- Motion made by Bill Knowlton, seconded by Tom Wright and carried to approve changing the agenda.

Application from Richard Baer requesting to be on the ACC.

- Motion made by Bill Knowlton, seconded by Tom Wright and carried to recommend Board approval of Richard Baer to the ACC.

Projects:

- **A.** Motion made by Bill Knowlton, seconded by Tom Wright and carried to approve **Project #2017-05-37, Tree Removal, Div. 4, Lot 17, 5661 Salish Road**, Pat Webber.

- **B.** Motion made by Bill Knowlton, seconded by Mark St. Germaine and carried to approve **Project #2017-06-37, New Home Construction, Div. 9, Lot 5, 8049 Chinook Way**, David Tuttle for John & Sheryl Sparks.
- **C.** Motion made by Robert Austin-Murphy, seconded by Tom Wright and carried to deny Project #2017-07-37, New Home Construction, Div. 15, Lot 26, Chehalis Road, Fred Cavalli, for failure to fulfill #8 on the checklist, *'site is or will be staked (lot and structure corners) and strung 6 working days prior to ACC meeting on the proposed project.'*
- **D.** Motion made by Bill Knowlton, seconded by Tom Wright and carried to approve **Project #2017-08-37, Fence, Div. 11, Lot 10, 5374 Nootka Loop**, Ruth Balf/Kathleen Mangan.
- **E.** Motion made by Tom Wright, seconded by Mark St. Germaine and carried to deny **#Project 201709-37, Shed, Div. 15A, Lot 22, 8181 Cowichan Road, BBVCC Clubhouse**, for failure to fulfill #8 on the checklist, *'site is or will be staked (lot and structure corners) and strung 6 working days prior to ACC meeting on the proposed project.'*
- **F.** Motion made by Mark St. Germaine, seconded by Bill Knowlton and carried to approve **Project #2017-10-37, New Home Construction, Div. 2, Lot 17, 5519 Salish Road**, Chuck Cummins for Kirk & Elizabeth Martin.
- **G.** Motion made by Bill Knowlton, seconded by mark St. Germaine, and carried to approve **Project #2017-11-37, New Home Construction, Div. 15A, Lot 46, Coquitlam Place**, JTM for Eugene & Berniece Carr.

Discussion:

Roads and Drainage representatives: Cliff Mallory and Terry Sullivan.

- Roads and Drainage have the authority to override an approved ACC project if they determine the project should not be done as approved.
- Mailbox placement: USPS has requirements for mailbox location, if possible the BBV Volunteers adhere to those requirements.
- Whatcom County used to require culverts instead of drainage ditches, they now seem to prefer drainage ditches instead of culverts.
- Some open ditches in BBV are a safety hazard, possibly have the Board of Directors determine which ones are a concern and budget for putting in culverts.
- Rain gardens are not effective in soil with a lot of clay in it, such as most of BBV has; they are also expensive to put in. Rain barrels might be a better option for dealing with run off.
- Roads and Drainage does not have the authority to request when a culvert should be put in during a remodel. ACC suggested possibly when the permeability is increased by 10%.

AR&R Auxiliary Building Rule Change

- Remove wording from section 11.1, requiring the posting of Public Hearings on the website, posting it at the office and notifying neighbors within 300 feet of the proposed project is sufficient.
 - Keep the height of the auxiliary building secondary to the height of the existing residence.
- Motion made by Robert Austin-Murphy, seconded by Bill Knowlton and carried to send the Draft copy of the AR&R rule change to the Board for approval.

Adjournment:

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