

## BUDGET MEETING MINUTES OF NOVEMBER 4, 2022

1. Call to Order: Ernie (President) called the meeting to order at 7:30pm.
2. BOD members present: Ernie Hutchins, Dave Owen, Harry Shearer, Sandy Zeitel, Randy Ambuehl, Terry, Sullivan, Bev Franklin (remote)
3. Community members present: At one point there were 115 members watching via Zoom. Homeowners in attendance, who spoke are listed below
4. GM – Jen Callaghan
5. Open Forum / Homeowner's Presentations (Note – Homeowner spelling may be incorrect due to audio and a sign in list was not used)
  - Jim Henderick – Felt the board was ignoring the by-laws and disregarding the homeowner interests. Asked for the resignation of 3 of the board members, Ernie Hutchins, Sandy Zeitel and Bev Franklin and wanted them to be dis-allowed from volunteering on any committee or board position for 10 years.
  - Brock Barron – Nominate Dave Owen to chair the meeting. Option 1 is not right. Conflicts of interest of board members, should be secluded. Vote yes on this motion.
  - Janet Henderick – Disappointed by the board and capital assets committee. No confidence for the board.
  - Richard Simonds – If I have a home for sale, will I be responsible for the assessment? No if it sells before the assessment, but it will likely be a matter of negotiation. 3 | Page 8055 Cowichan Rd Blaine, WA 98230 (360)371-7744 contactus@bbvcc.com bbvcc.com SUPPLEMENTAL MATERIAL BUDGET MEETING MINUTES OF NOVEMBER 4, 2022 (Continued)
  - Sue Mayes – Really disappointed by the board ignoring the RCWs and By-Laws. The docks are being replaced with different features, it is not a replacement, but an improvement. What is the truth?
  - Mark Greenquin – The board has not improved and has ignored homeowners. Doesn't believe the board is listening.
  - Shelly Tumbleson – It's not a democratic process. The Marina is not an amenity. Can't afford it. Marina issues should have been dealt with years ago. The assessment is unfair. It's easy vs right. Failure of management and administration.
  - Greg Mayes – Previous boards didn't act responsibly.
  - Lawrence Pang – Cost management concerns since 2014. Dues should be fair by amenity. Asking homeowners to pay \$3100 is it fair and equitable? The board must be fair and equitable with the dues and fees. No confidence vote.
  - Loretta Roads – Much has been said, low marina fees vs Squaticum and Blaine Harbor.
  - Tom Hilton – Purchased 10 years ago. Why can't the marina take care of itself?

- Randy Ambuehl – There are increased property values as a result of the marina. It is an amenity and the legal responsibility of the board.
- Kimberly Marlett – We are taking her child’s tuition away. There is a 5-year plan for the parks, why not a plan for the marina? Why would we let it run in the red?
- Mike Jepwood – Why not same us the burden? Why not repair in place? The estimate was way lower. Rick Whitacker – responded to Mike Jepwood. The repair in place idea was his, which he retracted, as the docks can’t be replaced in kind as the Department of Ecology won’t let you. He has done many many hours of engineer volunteering. The community got the wrong idea from his initial estimate 6. Budget Vote Ernie stated the votes & proxies have been counted for the budget vote. Sandra Bogen, chair of the Elections committee stated the budget had been ratified. 633 yes votes, 487 no votes. The budget passed. 7. Motion on the floor There is a motion on the floor to remove the board members. Bev Franklin stated that she understood the proxies would have to be voted as “attending” just like those in person and would have to be voted by the secretary (or secretary designee). Dave Owen stated Bev Franklin is wrong. Leanne Keel asked the motion to be postponed. Bev Franklin asked the motion to be postponed and look to legal counsel to clarify. Alisha (?) stated we should not vote without the others there. Under our By-Laws a quorum is 10% of the members.
- Kimberly Marlett wants a second.
- Judy Osman stated no one wants to be a board member 4 | Page 8055 Cowichan Rd Blaine, WA 98230 (360)371-7744 contactus@bbvcc.com bbvcc.com SUPPLEMENTAL MATERIAL • BUDGET MEETING MINUTES OF NOVEMBER 4, 2022 (Continued)
- Sue Garrigan – Lots of people voted against and there should be an alternative.
- Unknown homeowner – Doesn’t think Randy Ambuehl has the best interest at heart.
- Ken Davidson – We were using reserves. The launch dock, guest dock and B dock have been replaced. The remaining docks are at their end of life.
- Ernie Hutchins called for allowing those in attendance to vote on the motion.
- Rob Simonds – Steed RCW 64.38 section 5 calls for voting power present in person and proxy with or without cause. By-Laws 4.7.4 states the secretary shall give notice of the day, time, place and items on the agenda. Notice our By-Laws can go above & beyond state law.
- David Hendericks – Motion for a roll call. Yays and wants to vote to reject the budget. Concerned with the vote. Yes/No to motion on the floor.
- James Henericks (lot 003-14) made the motion to remove board members Ernie Hutchins, Sandy Zeitel, and Bev Franklin from the board and not allow either board or committee involvement for 10 years, seconded by Brock Barron (12D-33). At this time the election committee re-set up to validate votes from those in attendance. After time had passed validating votes (and power went out), the total number of those voting was less than a 10% quorum. The motion did not pass nor was considered due to lack of a quorum.

The meeting was adjourned (no power for zoom participants)