

BIRCH BAY VILLAGE COMMUNITY CLUB, INC.

POLICY RESOLUTION NO 10-02-19-04^a

PURPOSE: To Define Clubhouse Availability, Uses and Policies

WHEREAS BBVCC Clubhouse, herein known as "The Clubhouse" or "Clubhouse" is for the exclusive use and benefit of the property owners of BBVCC; (*See Appendix A #B*); and

NOW, THEREFORE, BE IT RESOLVED:

That the Clubhouse shall be used only for events of the recognized clubs of BBVCC (Art Club, Bridge Club, Golf Club, Social Club, Yacht Club, etc.); and, (*See Appendix A #A*)

IN ADDITION, the Clubhouse will be available to property owners/members of BBVCC in good standing under the following conditions:

1. Payment of a rental fee per day per the current Fee Schedule;
2. Payment of a security/cleaning deposit per the current Fee Schedule;
3. Assumption of full financial responsibility for any damages in excess of the deposit; this shall be done by a written document, duly signed and witnessed (*Appendix B*).
4. All fees must be paid before obtaining keys to the Clubhouse.
5. The party needs to abide by all rules and regulations of Birch Bay Village Community Club.
6. All rentals must be sponsored by a BBVCC owner/member in good standing, and the BBVCC owner/member must attend the event so sponsored.

The Management of BBVCC will accept reservations for the Clubhouse only from an officer of a recognized BBVCC club; or, in the case of a private function, reservations are accepted only from a property owner/member in good standing. The Clubhouse may not be used for: commercial, political, religious activities or for any other use the BBVCC Board of Directors herein known as the "Board" deems inconsistent with the well being of BBVCC (this exclusion does not include weddings and memorials).

The Board reserves the right to refuse access/use to any owner/member, non-member or for any event that the Board deems inconsistent with the well being of BBVCC.

BIRCH BAY VILLAGE COMMUNITY CLUB, INC.

APPENDIX A:

A.

Honorary Guest Members/Guests

1. Requirement for Membership to any BBVCC organization is current ownership in good standing in Birch Bay Village. (see Bylaw 4.5)
2. No Honorary Guest Membership will be accepted for anyone who has never been an owner/member in Birch Bay Village.
3. Due to the occupation limits of the Clubhouse, those who may attend functions must be permitted in the following order:
 - 1) Current owners/members in good standing
 - 2) Honorary guest members
 - 3) Guests

B.

Free Use of Clubhouse under the following guidelines:

1. Activities/functions sponsored by BBVCC organizations, which are made available to all BBVCC Owner/Members.
2. No retail activities for profit.
3. All funds collected are for the specific BBVCC organization (i.e. Yacht Club, Building Fund) and/or for reimbursement for food and/or supplies used for that activity. Additional funds may be collected for the BBVCC organization's treasury. The BBVCC organization may charge a different amount for a member of that BBVCC organization (i.e. Social Club members, Yacht Club members) from the fees charged to a non-member in attendance.
4. All private functions (those that are not sponsored by a BBVCC organization and open to the entire BBVCC owners/member), even within a BBVCC organization, must pay the current Clubhouse rental and deposit fees.

BIRCH BAY VILLAGE COMMUNITY CLUB, INC.

APPENDIX B:

I accept full financial responsibility for any damages to the Clubhouse in excess of the \$ _____ deposit (see BBVCC fee schedule).

Property owner: _____

Lot No. _____ Division No. _____

Date of agreement: _____

Date of Clubhouse rental _____

Witnessed: _____

DATE OF ADOPTION

2/19, 2004

ATTEST:

Valery H. Anderson
SECRETARY

**BIRCH BAY VILLAGE COMMUNITY CLUB
BOARD OF DIRECTORS REGULAR MEETING
FEBRUARY 19, 2004, 7:00 P.M.
AT THE CLUBHOUSE**

MINUTES

ROLL CALL:

Jim Vaux, President	Present
Ralph Falk, Vice President	Present
Sherrie Bakke, Treasurer	Present
Valery Anderson, Secretary	Present
Gordon Pierson	Present
Jim Macmillan	Present
Sandy Zeitel	Present

Also present Meg Grable, General Manager, and Ann Nydam, Administrative Assistant.

CALL TO ORDER:

President Jim Vaux called the meeting to order at 7:02 p.m.

AGENDA

- Motion made by Sherrie Bakke, seconded by Valery Anderson, and carried to approve the agenda as presented.

MINUTES:

- Motion made by Sherrie Bakke, seconded by Gordon Pierson and carried to approve the amended minutes of January 15, 2004 minutes by adding the words "*on in the Birch Bay community*" to the end of the eight point under the Manager's Report.
- Motion made by Valery Anderson, seconded by Ralph Falk and carried to approve the minutes of the Special Board meeting of December 3, 2003 as written.

COMMITTEE REPORTS:

ACC – Ralph Falk

Height Variance, Div. 2 Lot 35, 5592 Salish Road, John Gilliland,

- Motion made by Ralph Falk, seconded by Sherrie Bakke, and carried to approve the ACC Project request #2004-001-23 Height Variance, Div. 2, Lot 35, 5592 Salish Road, John Gilliland
- Motion made by Ralph Falk, seconded by Sherrie Bakke and carried approve changes to the AR&R 3.7.1.1 (a) The maximum structure height on lots in area 45WH011 that the county has denied excavation shall be 18 feet above the average elevation of the natural ground level plus 2.6 feet for the foundation.

Lakes Committee – Jim Macmillan

- Having Steve and Karla get certified and do the spraying for the lakes may not be best option.
- Will cost \$8000 to have outside contractors spray the lakes.

Social Club – Bonnie Smolik

- Eight (8) New resident baskets were delivered this past month.
- One (1) 50th wedding anniversary basket was delivered.
- St. Patrick's Day dinner will be held on Friday, March 12, 6 p.m.
- April 17 will be Village Clean-Up Day from 9:30-11:30; a lunch will be served afterwards.
- August 7, 2004, Annual Yard Sale.
- Motion made by Jim Macmillan, seconded by Sherrie Bakke and carried to approve having the Annual Birch Bay Village Yard Sale to be held Saturday, August 7, 2004.

Building Fund – Bonnie Smolik

- Annual Plant Sale will be held on Saturday, April 24, 2004.
- Second Annual Fun/Run/Walk will be held on Saturday, May 22, 2004.

TREASURER'S REPORT

- Motion made by Sherrie Bakke, seconded by Sandy Zeitel and carried to change the title of the Roads Reserve to Roads and Drainage Reserves, all drainage will be taken from there except the Seagate.
A copy of the Reserve Report was handed to each Board member and an explanation given.
- Motion made by Sandy Zeitel, seconded by Ralph Falk, and carried to move the money amount on line #7 of the Reserve Report from the seagate to line #6; drainage.
- Motion made by Sherrie Bakke, seconded by Sandy Zeitel and carried to approve the whole Reserve Study with the changes noted on Table I (see prior motion)

PRESIDENT'S REPORT - Jim Vaux

- Whatcom County officials visited Birch Bay Village on February 18, 2004 to study the drainage problems, which the Village has been dealing with.
- Whatcom County agrees to cooperate with the Village to help solve some of these drainage issues.
- Motion made by Sherrie Bakke, seconded by Valery Anderson and carried to approve the following Election Committee members for 2004:
 - Bonnie Smolik – Chair
 - Ruth Lauman
 - Peggy Davidson
 - Teddy Mattson
 - Dixie Reimer

Candidates Forum will be held on Sunday, May 2, 2004 at 2 p.m. at the Clubhouse.

MANAGER'S REPORT - Meg Grable

- The US Coast Guard launched from BBVCC for a 48-hour detail. They MiGHT request permanent moorage for 30-foot boat. The BBVCC marina is the closest point for Cherry Point refiners.
- Signs have been posted on all dock gates warning boaters to keep clear of tankers.

Board of Directors Newsletter

- Gordon Pierson and Valery Anderson will edit the Board newsletter, which will be mailed to BBVCC members the first of March.

Security Post Orders

Several amendments were suggested and accepted.

- Motion made by Gordon Pierson, seconded by Ralph Falk, and carried to approve the Security Post Orders as amended.
- Guardhouse addition – waiting for County permits. Johnson Construction will do the work; the amount not to exceed \$13,500.

PAC – Status Report

- It's too early to make an assessment on the Clubhouse expansion, could possibly require a special assessment.
- PAC will have to make requests of the Board for approval before anything can be sent out to the membership.
- The Board would not be opposed to having Special Meetings to assist the PAC in expediting plans.
- Board is not trying to hinder the PAC in anyway, just need to know specifics of what the PAC would like to do.

AED

- Motion made by Jim Macmillan, seconded by Sandy Zeitel and carried to authorize the Security Guard at the gatehouse to deliver the AED unit when requested, to lock the guardhouse and leave the gate open for emergency vehicles to enter.
 - Valery Anderson – Abstain
 - Sherrie Bakke – Abstain
 - Ralph Falk – Abstain
 - Gordon Pierson – Yes
 - Jim Vaux – Yes

Drainage

- **Motion made by Sherrie Bakke, seconded by Sandy Zeitel and carried to allocate money from the Roads and Drainage Reserve Fund not to exceed \$50,000, to attend to the issue of drainage on Quinault and lower Nakat Roads.**
- **Motion made by Valery Anderson, seconded by Sherrie Bakke and carried to allocate funds to build a fence along the property line of the BBVCC property at Div. 15A, Lot 23.**

Seagate

Waiting for the permits and a report from Anvil Corp on whether the existing seagate can be repaired or must be replaced.

BUSINESS:

Resolution – Clubhouse Usage and Policy.

- **Motion made by Gordon Pierson, seconded by Jim Macmillan and carried to approve the Clubhouse Resolution Policy, the Resolution to be published in the March Board newsletter.**

CORRESPONDENCE:

- **Request for waiver of the \$125 penalty for late payment of dues from two BBVCC members.**
- **Motion made by Sandy Zeitel, seconded by Valery Anderson and carried not to grant waivers on the \$125 penalty.**

HOMEOWNERS COMMENTS:

- **Sandra Bogen, representing the Building Fund Committee, is frustrated with delays concerning the Clubhouse expansion; the Committee would like to know if the Board has long-range plans concerning the Clubhouse expansion?**
- **Jim Vaux asked the Building Fund Committee to wait two weeks to give the Board and the PAC time to collect data and work on a timetable.**

ADJOURNMENT:

- **Motion made by Sandy Zeitel, seconded by Ralph Falk, and carried to adjourn. Meeting Adjourned at 9:30 p.m.**

Approved: 3-18-4

**Attest: _____
BBVCC Secretary**

