

BIRCH BAY VILLAGE COMMUNITY CLUB

POLICY RESOLUTION NO. 10^b-08-17-06

PURPOSE: To Establish A Policy which will allow Birch Bay Village Community Club, Inc. members who reside on Kwann Lake and Thunderbird Lake to build floating docks..

WHEREAS, there is a need to establish a policy for the building and usage of floating docks on Kwann Lake and Thunderbird Lake.

NOW, THEREFORE, BE IT RESOLVED:

1. Floating docks on Kwann Lake and Thunderbird Lake must be approved by the BBVCC Architectural Control Committee (ACC) prior to the start of construction. The Process of Approval outlined in the AR&R's (section 2) must be followed.
2. All floating Docks on Kwann and Thunderbird Lakes must be built in accordance with the BBVCC Architectural Rules and Regulations (AR&R's)
3. A "Kwann Lake and Thunderbird Lake Dock Space Agreement with Hold Harmless and Indemnity Provisions" must be signed by the BBV homeowner who intends to build a Floating Dock.
4. Floating Dock owners are to present proof of current liability insurance.
5. No Floating Docks are allowed on vacant lots.
6. Since the Floating Docks are in the community areas, then these docks would and should be available a "limited access community property"; in other words the public may dock onto these private floating docks, but may not enter the private property without owner's consent (just as someone could paddle up to a set of stairs and rest there if they chose).
7. "Kwann Lake and Thunderbird Lake Dock Space Rules and Regulations" are outlined in the "Birch Bay Village Community Club General Rules & Regulations" and must be followed.

DATE OF ADOPTION

August 17, 2006

ATTEST:


BBVCC SECRETARY

**BIRCH BAY VILLAGE COMMUNITY CLUB
BOARD OF DIRECTORS REGULAR MEETING
AUGUST 17, 2006, 7:00 P.M.
AT THE CLUBHOUSE**

MINUTES

ROLL CALL:

Ralph Falk, President	Present
Deon Wiechmann, Vice President	Present
Bob Boyd, Treasurer	Present
Valery Anderson, Secretary	Present
Betty McKinney	Present
Sandra Stillion	Present
Jeff Morris-Reade	Present

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

CALL TO ORDER:

President Ralph Falk called the meeting to order at 7:12 p.m.

AGENDA

Motion made by Valery Anderson, seconded by Bob Boyd and carried to approve the agenda as presented.

MINUTES: June 15, 2006

- Motion made by Betty McKinney, seconded by Sandra Stillion and carried to approve the minutes of the regular Board meeting of July 20, 2006.
- Motion made by Betty McKinney, seconded by Jeff Morris-Reade and carried to approve the minutes of the Special Board meeting of July 31, 2006.
- Motion made by Deon Wiechmann, seconded by Valery Anderson and carried to approve the minutes of the special meeting of August 4, 2006.
- Motion made by Deon Wiechmann, seconded by Jeff Morris-Reade and carried to approve the minutes of the Special Board meeting of August 4, 2006.

COMMITTEE REPORTS:

ACC – Valery Anderson

- Several small projects were approved and a few denied at the August ACC meeting
- The ACC is considering limiting the size of sheds to no larger than 144 square feet.
- Discussion on lake docks, defining retaining walls and possibly raising performance bond fees for contractors.

GOLF COMMITTEE: Chuck Pagani

- The Golf Tournament was a success.
- The Golf Committee has begun excavation for the cart paths.
- A Jr./Youth Golf tournament is being started to encourage kids to play golf. Volunteers are willing to teach them the basics.
- A new sub-committee from the golf committee will look at golf course enhancement and make recommendations to the golf committee for improvements to the golf course.
- Chuck asked what steps the golf committee needed to take to request an addition to the Clubhouse? He was told to talk to Jouko, and submit any requests to the ACC.

LAKES COMMITTEE: George Emmett

- The lakes committee is recommending adding aerators to the golf course ponds.
- The lakes are looking good, possibly only two treatments per lake might be required for next year.
- The Board would like to see a copy of the résumés for all candidates who are interested in being on the Lakes Committee.

STEERING COMMITTEE: Sandra Stillion

Nothing to report as only the sub committees had been meeting.

CLUB REPORTS:

Social Club – Pat Vavrick

- The yard sale was very successful.
- Reminder of the Kids and Pets parade to be held on Saturday, September 9, 2006, the Teen Club will be hosting the event this year.
- Building fund breakfasts will begin again starting Saturday, September 2, 2006.
- Chick Flick will begin Tuesday, September 19, 2006.
- October 7 there will be a Mystery Dinner, more information will be forthcoming.

Building Fund – Sandra Bogen

- Nothing to report except the ending balances in the Fund account.

Teen Club – Sineka Tornquist-Cragin

- The teen club is requesting permission from the Board to hold a car wash at the lower gate on Sunday, July 30, and a 'Survivor Day' event at the swimming pool on Thursday, August 10.
- Motion made by Deon Wiechmann, seconded by Betty McKinney and carried to approve both dates for teen club events.
- The teen club was also granted permission to have a Christmas party in the Clubhouse on December 16, 2006.

PRESIDENT'S REPORT – Ralph Falk

- Ralph commented on the ongoing project outside the Village by Horizon's Semiahmoo as well as the continued building within Birch Bay Village as well as Birch Bay proper.
- The next Budget meetings will be held on Thursday, August 24.

MANAGER'S REPORT – Meg Grable

Financial – Bob Boyd

- Bob Boyd had some brief comments concerning the August financial statement. A balance sheet would show a more accurate picture of the financial status of the Village.
- The marina parking lot expansion has been completed.
- All boats are being monitored to make sure they are displaying current BBV decals.
- 5 boats, parked in the parking area, have had specific parts stolen off them.
- The Security radar gun needs to be repaired or replaced.
- The speed-reader sign will be moved regularly to different roads within the Village.
- After Labor Day there will be only 1, 8 hour patrol on during the day, school begins again as well.
- Construction along Birch Point road will be down to 1 lane sometime the end of August or the first part of September.
- Meg is still waiting for Sheriff Elfo to get back to her concerning the rules about having a poker night.
- Signs with the recreational park names on them need to be ordered and placed at the appropriate rec sites.
- The board will review the covenants and be ready to discuss them at the September 21st 2006 board meeting. One of the issues to discuss is whether to allow Langabeer to work on the covenants or go with the re-write from Eric Peters.
- The Seagate needs to be demolished.

BUSINESS:

Tree issues:

These issues are becoming a real problem in the Village. They have never been enforced, why are they in the covenants? Per section (h) in the covenants if the ACC grants permission in writing, trees may grow in excess of 6 feet in height.

If views are being affected then the 'good neighbor' policy does not come into play. Members feel the Board needs to address this issue and begin to enforce it.

Motion made by Deon Wiechmann, seconded by Bob Boyd and carried for the forming of an ad hoc committee to study tree issues, focusing especially on 'problem' trees. The committee would evaluate and set up criteria for dealing with trees that block other members' views. Deon will be the liaison. Betty McKinney abstained.

ACC – Height Variance, Div. 6, Lot 13

- **Motion made by Valery Anderson, seconded by Deon Wiechmann and carried to support the ACC recommendation to deny the 4- foot variance request. The 4- foot variance is denied.**

Docks on Kwann & Thunderbird Lakes

The Board reviewed a packet of information regarding docks on Kwann and Thunderbird Lakes.

- **Motion made Sandra Stillion, seconded by Deon Wiechmann and carried to approve the entire packet in regards to docks on Kwann and Thunderbird Lakes. The packet includes:**
 - **Resolution**
 - **Rules & Regulations**
 - **AR&R'S additions**
 - **Hold Harmless form**
 - **Fine and fee schedule**

Bob Boyd abstained.

HOMEOWNER'S PRESENTATION:

- **John Brown commented on the how difficult it was for audience members to hear what the Board was discussing. He also questioned the legality of re-writing the covenants. Doesn't it have to be done within a certain time frame?**
- **Mike Griffith cannot believe such a 'simple' rule, as tree height hasn't been dealt with. He feels enforcement of the rule is faulty.**

ADJOURNMENT:

- **Motion made by Deon Wiechmann, seconded by Valery Anderson and carried to reconvene to Closed Session. Meeting adjourned to Closed Session at 9:20 p.m.**

Approved _____
(Date)

Attest: _____
BBVCC Secretary