



BIRCH BAY VILLAGE BUILDINGS AND GROUNDS COMMITTEE MINUTES
July 6, 2023

In person in Clubhouse

Members present:

Chair: Ruth Balf

Co-Chair: Kirk Martin

Secretary: Caprice Pine

Board Liaison: Dave Wilbrecht

Mark Hodges

Dann Mead Smith

Maj Nelson

No Non-committee members were present

Quorum: yes

Call to order: 5:01pm

Minutes of last meeting, June 15, 2023

Kirk moved to approve as is, Mark seconded

Approved

Comments or Presentations from non-Committee Members (limit to 5 minutes).

None

Business

Since this is Dave's first meeting with the B&G Committee, we all introduced ourselves and talked about our careers, buildings and grounds interests:

Dave – His early career was in buildings and grounds as Park Superintendent in Redmond and Federal Way. He moved into executive level work in 2000. Was at Mammoth Lake for 13 years. Now his kids have gone to college and gotten married. He moved back to the area. He was a County Manager until 2012. Mammoth Lake asked him to come back because they had a \$30 million settlement – they lost to the Supreme Court and owed \$42 million. He went back and helped them settle for \$29.5 million. Then he was ready for a change. He became the City Manager in Blaine for 5 years, then retired in 2018. He went back to the County for 1 ½ years consulting. He was Interim City Manager in Blaine from June, 2022 to February, 2023. Then ran for the BBVCC Board and was elected. Looks forward to chance to serve on committees. Took over for Sandy Zeitel on Building and Grounds and Golf Committees. He has concerns regarding deferred maintenance. Maintenance management planning is not a new subject – there are elements to everything. Cost analysis, set aside reserves. He'd like to see BBV facilities improve. This is one of the most beautiful settings in Washington. There will never be another Birch Bay Village. He's interested in maintaining property values. Wants to improve or replace the Rec Center.

Kirk – He is retired, also wants to maintain property values. Lives in the Village part-time.

Birch Bay Village

Ruth – Gardening is her passion. Work needs done and she and Maj can't continue to do it all.

Maj – She has a background in art and graphic design. She's also passionate about gardening and about using native plants. She has worked with Portland Parks and Recreation and Portland Audubon. She focuses on drought tolerant and native plantings and drainage.

Dann – He lives in the Village part-time. In Seattle most of the time. Wants to retire in the Village. No background in buildings and grounds, but has a desire to help it improve. He did a survey.

Mark – He's a computer systems analyst and software engineer. He's done projects like finishing buildings. He's interested in the buildings aspect. He's impressed, but not in a good way about how few people actually participate in running the Village. There are the committees, a small full-time staff, and a volunteer Board. There is a lot of deferred maintenance and neglect. The Village has hesitated to spend money to maintain. We need a vision of 21st century usage. It costs money to maintain. It's getting more expensive to live here. The dues are unrealistically low. He would hate to lose buildings to neglect. Per Maj, Mark undersells himself re: buildings – he did woodworking, knows about electrical, analyzes problems really well.

Caprice – She's a human resources professional, on this committee, the Service and Social Club, and the Sport Courts Committee. No expertise in buildings or grounds, but a desire to maintain property value and improve the Village.

Old

Updates on Hiring for the Landscape Positions:

- Maj and Ruth reported that Emily Bennett has been hired as a full-time Landscape Manager. She started on Wednesday, July 5, 2023. Emily has lots of experience, can drive a forklift, knows irrigation, and she has two Nubian goats. She is personable, but stands her ground. This is a great professional opportunity for her. She is excited about organizing volunteers. She lives in Custer, so less of a commute than our candidates from Bellingham. Bobby Hoffer is her supervisor. This is a huge relief to Ruth and Maj.

Update on Accessibility:

- Ruth reported that she talked to Bobby and the Sand Dollar work will be done in September. It's all good to go, he just needs time. It will be less disruptive to do it then in this heavily used area. Bobby will remove a parking bollard now to make it slightly more accessible sooner. Per Kirk, we can't dig without an archaeological survey (footings). He showed Dave the diagram for a 4' wide walkway – closest beach access. We're putting in pavers down to the restroom. We have a \$1,500 budget. Most facilities in the Village weren't designed regarding ADA access. He also reported that we installed a lift in the pool. We still have \$7,000 available. He did more research on an issue that came up recently – there is major wind in the winter, and the front Clubhouse door is vulnerable to wind. There is money to buy equipment. Bobby can install medium-duty type doors. It's in the \$2,500 range for equipment (without installation). So does Bobby install it or not? His team isn't experienced in electric opening doors. JB has an electrician lined up, but someone else needs to install the doors. It's estimated it will cost \$5,000 - \$7,000. If we want it done this year, we'll need to go back to the Board for more money. Kirk will write up a recommendation and budget for door operators to give to the Board, within the next week. He'll go back to JB about the electrician. Mark asked if we need a proposal. Ruth indicated we should give the Board a heads' up that we'll be coming back in August

with numbers. Dave would like to see a request to committees for projects as the budget process unfolds. We did this last year per Ruth. Per Dave, the Board had contingency utilization, use of unexpected revenue, budgets were underspent. There's money on the table. We need to have a solid conversation regarding funding in 2023 or 2024. Per Kirk, his recommendation to the B&G Committee will include Rec Center and office doors too.

Sport Courts Report (Caprice):

- The safety fences are installed
- The Sport Court Committee met on June 21, 2023
 - Caprice organizes intermediate Pickleball play in the Village via Spond
 - Rae Smith is organizing a tournament in August for members of her ORPS community in Palm Springs
 - Bob Lupul created a box to organize paddles for when there are too many players for the courts – it is in the bin with the balls
 - Rae will conduct free beginner lessons for BBV residents – Wednesday evenings in July as well as June 2023
- Per Mark, the dink backboard is back up. Rae recruited Mark to help paint it
- Per Dave, Randy Ambuehl's proposal to have sheriff's deputies come play Pickleball once a month in the Village has been approved by the Board – stay tuned as to timing – Rick Tanner will let us know

Grounds Report:

- Update on poison hemlock mitigation
 - Per Dave, the Board has one employee, the General Manager. Rick will direct Bobby to resolve the hemlock issue. Per Mark – he'll keep an eye on it. Maj asked Dave to thank the Board for approving the mitigation
- The fountain looks great and will be easy to maintain. We'll finish planting in the Fall. Emily will keep an eye on it.
- Mark asked about the Corten panels. Per Maj, she received an update from the fabricator – he has the steel and will work on it when he can. Bobby will work on the foundation and framing in September
- Maj and Ruth suggested that we screen the garbage cans by the Clubhouse – it was determined that we don't need to go through the ACC to do that

Buildings:

- Maj talked with Bobby – we must paint the buildings – they recommend a maintenance schedule beginning with the Clubhouse. Bobby is ready.
- Maj came up with a color scheme recommendation – we have accounts at Lowes and Lynden Paint and Floors – they carry PPG exterior paint – there are different palettes – Maj recommends that we pick one or two palettes and take them to the Board – she will work on this
- Dave says there is general agreement on the Board – they want a color palette. He suggests that the B&G Committee recommend a palette and the Board will likely agree. Per Dave, we need to build a foundation of why we need to do something. Provide analysis, costs, why it's important. That all diminishes the "We can't spend that money" argument.
- Per Dave, he managed facilities and buildings for doctors, who are the cheapest people in the world. He doesn't give a lot of credence to complainers re: cost. Focus on cost and what you're going to get for it.

Update on Aqua Farming/Seaweed Farm Inquiry (Dann):

- The woman wants to use the BBV Marina for moorage. She'll put the farm outside of BBV. Rick will follow up with her. There will be no impact on BBV.

New

Discussion of need for increased wages for maintenance because we can't hire at the current low wages (Ruth):

- We can't hire people because we don't pay enough. The Board is having conversations around pay and benefits for all staff. If we want to keep our good people, we need to pay quality wages and benefits. Ruth will write up a proposal to the Board about raising wages. Caprice will finalize prior to Board meeting on July 12, 2023. Proposal attached (I kept it separate from the minutes to call attention to it – CP).

Bee Sign at Lighthouse Park (Maj):

- Maj provided a simple Bees at Work sign. Krista can make it bigger and laminate it. Maj will stake out the grounds so that golf carts won't drive over the nests.

2024 Budget:

- Kirk asked what the Board is looking for from us. Ruth indicated they need to see operating costs. We need to re-look at what we've said about the various buildings. Emily will provide what she sees as expenditures. Mark will send an email about the budget. We'll discuss the budget at the next meeting.

Fireworks:

- Mark wanted to discuss actions we could take or recommend about eliminating fireworks – about the misuse of Sand Dollar Park. Per Ruth, that is not something that comes out of the B & G Committee. Ruth is going to the next Board meeting to make an impassioned argument against fireworks in BBV – NIMBY.

Caprice moved to adjourn, Kirk seconded, approved. Meeting adjourned at 6:24pm

Respectfully submitted.