



BBVCC Board Minutes

Date – October 19, 2023

Call to Order: Ernie (President) called the meeting to order at 2 pm.

BOD members present - Rollcall: Ernie Hutchins, Harry Shearer, David Wilbrecht, Randy Ambuehl, Terry, Sullivan, Bev Franklin, absent Dave Owen.

Community members present: In person – Susan Schierman, Judy Osman, Lorraine Day. Online – Kirk Martin, Georgeta Mihailovici, Bill Clark, Heidi Hutchins, Fred Cribbs, Sandy Zeitel, Dori O’Dell, Marlene Bring, Rick Whitaker, 16619044342. David Scheirman AV

Guest – Frank Ellars with Edward Jones

GM – David Franklin - GM, Asst GM – Debbie Johnson

Open Forum / Homeowner’s Presentations

- Lorraine Day (5844 Salid Rd) discussed costs and issues with a diverse population within BBV. Proposed changing how dues are accessed, proportionally vs per lot.
- Kirk Martin (Lot 11-17) stated there is confusion about where to find documentation on the website and which website to go to.
- Judy Osman (Lot 12c-6) commented that at the board meetings it seems the board has access to documents that she is not seeing, asked if and where members can have access to the information. Mentioned BBWARM will likely have no activity related to the Village until late 2026 – 2029 based on the meeting last week. Also mentioned the Birch Bay incorporation meeting and asked if a representative from BBV is attending. At this point members/board are attending as interested homeowners.
- Dori O’Dell (Salish) – confirmed website access was difficult.

Approval of Agenda – Harry S made a motion to approve the agenda, 2nd by Randy A, approved.

Approval of Consent Agenda – David Franklin discussed the Consent Agenda as a tool to streamline standard approvals. The minutes of the committees would be accepted, but any spending requests or authorizations needed by the board would be pulled out separately as part of either new or old business.

Dave W made a motion to approve the consent agenda, 2nd by Harry S, approved.

Approval of Board Minutes – 9/5/23

Committee Reports

- ACC
 - Accept Minutes 9/5 & 10/3
- Buildings & Grounds



- Accept Minutes 8/3, 9/7, Sport court minutes 10/4
- Sand Dollar Park Signage mockups

- Golf
 - Accept Minutes 7/11 & 9/5

- Lakes & Drainage
 - Accept Minutes 8/7, 9/11 & 10/2

- Marina
 - Accept Minutes 9/5
 - Marina rules review - tabled

- Security & Safety
 - Accept Minutes

General Manager's Report – refer to new business.

Old Business - None

New Business

1. 3rd Quarter Financial Review – presented by David Franklin. Marina expenses were due to repairs to the fuel dispenser.
2. Board Retreat was discussed to set priorities, SWAT, planning. Tentatively set for November 29th from 9am-3:30pm. David F will review options for location, including the clubhouse.
3. Presentation by Frank Ellars from Edward Jones. Discussed interest rates and potential for longer term CDs to take advantage of current rates. Approximately 68% of BBVCC CDs are at or near 5%, with cash balances earning near 2.25%. All CD's and funds are secured using cash insured bank deposits.
4. Expense authorizations
 - a. Pavement condition assessment – Asphalt NW bid for \$7480 to evaluate roads and prioritize repairs. Motion to accept by Harry S, 2nd by Bev F, approved.
 - b. Excavator replacement or repair – discussion about replace vs repair, David F presented cost options and used equipment options (there were no viable used options). Recommendation by GM and Maintenance manager is to replace with like kind Kubota to utilize existing attachments. The item is set for replacement in the reserve study in 2024, however needs to be replaced now as old excavator is not work the cost to fix. \$85756 to replace with new. Motion to approve by Terry S, 2nd by Randy A, approved.
 - c. Snow removal contract – David F presented a backup snow removal contract to provide for support to our plows in the event of a snow event where we will need assistance. Cost \$2174 motion to approve by Randy A, 2nd by Harry S, approved.



- d. Golf committee request to spend up to \$3900 of remaining 2023 landscape budgeting funds (total of \$10k for 2023), motion by Dave W to approve, 2nd by Randy A, approved.
- e. Resolution to transfer marina funds from reserve to operations for permitting of docks \$50,558.85. Motion by Terry S to approve, 2nd by Harry S, approved.

Executive Session motion by Terry S, 2nd by Randy A to move to exec session to discuss member violations of governing documents and liability to association. Approved.

Dave W motioned to move to open session, Harry S 2nd, approved.

A motion to ratify the discussion to relieve interest and late charges of homeowner provided they stay current through 2024 was made by Terry S, 2nd by Harry S, approved.

Homeowner comment

Georgetta Milailovici commented on the roads and queried about buying another Kubota excavator.

Adjourn – Motion to adjourn at 4:08pm made by Bev F, seconded by Terry S, approved.