



BBVCC Board Minutes

Date – January 18, 2024

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

BOD members present - Rollcall: Ernie Hutchins, Harry Shearer, David Wilbrecht, Randy Ambuehl, Terry Sullivan, Bev Franklin, with Dave Owen initially absent joining at 2:13pm.

Community members present: Judith Osman, Susie Walker, Susan Scheirman, Dave Luton, Maureen Server, Steve Franklin, Jerry Betzer, Dave Carpenter, Fred Cribs, Laurie Kritz, David Scheirman, Brandi Wyder, Jeff Mulryan, Suzie Garrigan, Jim Visbeek, Dori O'Dell, Leanne Keel, Sandy Zeitel, Kathleen, Ruth Balf, Kathleen Mangan, Diane Gascon

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

Open Forum / Homeowner's Presentations

Brandi Wyder – Thank you for the plowing. Asked (for Ryan Chamness) if volunteers can assist with plowing. Asked if the 20-mph speed limit is being strictly enforced.

Laurie Kritz – Asked what the status of reviewing and enforcing the political flags and banners is? GM Franklin reported there are time, manner and place rules that HOA members agree to when purchasing in an HOA. Also asked if BBV had an official person involved in the BB incorporation inquiry group. Discussion about this being a member issue not an official BBV stand.

Dori O'Dell – Stated that the agenda for today was not on the website. GM Franklin indicated that it had been updated and would look into why it was not posted. Dori also commented that the calendarization updates and web updates look great.

Approval of Agenda

Dave W made a motion to approve the agenda with a change to remove the GM report from the Consent Agenda and to move the BBVCC Storm Update to immediately after the Consent Agenda. Seconded by Harry S, approved.

Approval of Consent Agenda

Motion by Dave O and seconded by Harry S to approve the consent agenda, approved.

a) APPROVAL OF BOARD MINUTES

i) Regular Meeting of 12/14/2023 & Special Meeting of 01/09/2024

b) ACC

i) Accept Draft Minutes of 12/05/2023 & 01/02/2024 meetings

c) Buildings & Grounds



i) Activity Report

d) Lakes & Drainage

i) Accept Draft Minutes of 12/04/2023 & 1/08/2023 meetings

e) Marina

i) Accept Minutes of 11/14/2023 meeting

f) Safety & Security

i) Accept Minutes of 11/08/2023 meeting

g) Security Policy Workgroup

i) Accept Minutes of 1/08/2024 meeting

h) General Manager's Report

(Removed from the agenda per above agenda approval. Not completed at time of meeting)

BBVCC Storm Response (moved up from the agenda)

Dave Franklin and Bobby Hoffer discussed what the maintenance crew and Asphalt NW were able to accomplish during our recent snowstorm. The community had both criticism and support. A reminder that the new snowplow is being used on a 20+yr old 2 wheel drive truck. This was also a rare snow event. Overall, the response was very good. The BBVCC Board supports the efforts of our maintenance crew.

Old Business

a) Security Policy Workgroup (SecPol)

Dave Scheirman (chair) and Dave O (board liaison) presented the preliminary conclusion report and recommendation for a Town Hall to present information and gather community feedback.

- Many of the challenges and changes in the last few years allowed for an audit of the security activities
- Volunteers on this workgroup has invested over 200 hours in research. They used experts in the field and data they were able to obtain, staying away from opinion.
- Discussed options for patrol, security and cameras.
- Focused on the most common and practical solutions
- Surveyed 9 local private communities and BBV has the strongest security systems currently in place.
- BBV currently is the strongest security in the county with the combination of i) a barrier gate at the main entrance that is less costly to maintain than other gate solutions and ii) a human manned gate with a single point of entry.

Dave Luton, who is also a member of the SecPol group, commented on the guest speakers, data and research they were able to obtain and focus on.



Judith Osman, asked questions about costs.

Dave O discussed the multi-focused approach

- Gates & Fencing
- Camera Systems
- Security & Safety Signage
- Compliance Patrol & Entry Services

Kathleen Mangan commented her desire we focus on facts.

David Scheirman also provided the crimerate.org and Whatcom County Sheriff stats which both identify a high rate of crime nearby as opposed to what is in BBV.

A Town Hall to be presented by the SecPol workgroup was proposed for Tuesday, February 6th at 6pm. This will be a hybrid TH at the clubhouse. Motion made by Terry S, 2nd by Dave O. Approved.

New Business

a) Committee Charter & Guidelines. Rules & Regulations for BBVCC Retreat Notes Revisited

Dave W discussed the need to focus on our SWOT priorities for 2024 which would include updating written policies and procedures for our committees to allow for an improved hand off to the next volunteer members. The board discussed and agreed that we need to continue to improve our P&Ps.

Dave W will work, with board support, to task our standing committees to create a vision and mission, using consistent templates across the committees.

Bev F expressed the need to quickly move forward with our commitment to create a realistic reserve study and 5 year plan that can be shared with the community. Dave Franklin would like to spear-head this project with assistance from the board and others as appropriate. Harry S, Dave W and Bev F offered to assist.

b) Marina Committee Member Approval

Motion was made by Dave O for Mike Moriarty to be approved as a new marina committee member, 2nd by Harry S. Approved.

c) Variance Request – 5531 Salish Rd

Setback variance from the golf course was requested for construction of new home. Variance approval was recommended by the ACC. Terry S made a motion to approve the variance, 2nd by Dave W. Approved.

d) Update Rules – Open House Signs

This topic was tabled for the February meeting.

e) 4th Quarter 2023 Financial Reports (unaudited)

Postpone report to February to allow additional adjustments for year end.



f) Election Committee Appointments

Our Bylaws require approval of the election committee serving for the year to be done in January. Sandra Bogen presented the following roster for the 2024 Election Committee:

Robert Simonds – Chair

Sandra Bogen

Leanne Keel

Beth Seils

Laura Bailey

Laurie Cavalli

Harry S made a motion to approve, 2nd by Randy A. Approved.

g) Safety & Security Committee resignation

Dave Franklin discussed this committee's struggle with membership. It currently has 2 members after the resignation of the chair. This is a standing committee per our ByLaw 5.14(g)(3) and needs 4 members to have a quorum. As a standing committee, it must also have a minimum of 4 meetings per year (which it has).

Randy A volunteered to be the interim chairperson. Maureen Server (current committee member) suggested that they wait to have a meeting until after the SecPol group has presented its findings so they would have a better understanding of the direction the community wants to focus on.

h) Variance Approval for Detached Garage (added as an ACC Variance request)

8081 Niska has presented a remodel to the ACC that includes a detached garage. Per the ACC Rules & Regulations 5.7.3, the board must approve any attached garage. Approval was recommended by the ACC. Bev F made a motion to approve, 2nd by Randy A. Approved.

Expense Authorizations

a) Resolution to Transfer Funds – none at this time

b) Expense Authorization BMI

BMI dock replacement invoice from December 2023 for \$526,100.22 was presented. Bev F made a motion to approve contingent on obtaining an appropriate Schedule of Value (SOV), 2nd by Harry S. Approved.

c) Colony Insurance \$5,000 deductible invoice

Our insurance paid out a \$40,000 claim for a slip and fall accident, the \$5,000 represents the HOA deductible. Terry S made a motion to approve, 2nd by Dave W. Approved.

d) Change Order for A,C,D dock power outage warning lights



Consistent with change for B dock. \$4965 before WSST. Dave W made a motion to approve, 2nd by Bev F. Approved.

f) Expense authorization for dock wheels. It was determined this authorization was approved in 2023.

Director's Comments

Ernie H commented that Joel Douglas, Deputy from the Whatcom County Sheriff's Office stopped to talk with our GM. He indicated he would be periodically patrolling the Village as part of his area of responsibility.

Executive Session

A motion was made to move to executive session to discuss matters involving owner liability to the HOA. Motion by Bev F, 2nd by Terry S. Approved.

A motion was made to return to open session by Dave O, 2nd by Harry S. Approved.

Bev F made a motion to waive the late fees and interest for 2 homeowners pending payment of rules penalty fees and NSF charges. 2nd by Dave W. Approved.

Adjourn

Motion to adjourn by Dave O, 2nd by Terry S at 6:04pm. Approved.