



BBVCC Special Board Minutes

Date March 12, 2024

Call to Order: Ernie (President) called the meeting to order at 1pm.

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

Community members present: Kirk Martin, Kathleen Mangan, Diane Gascon, David Scheirman, Rob Booth, Laurie Kritz, Llew Johnson, Susan Scheirman, Maureen Server, 425-454-5791, Dave Luton, Ruth Balf, Mark Hodges, Dori O'Dell, Ken Newman

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

Open Forum / Homeowner's Presentations

Llew Johnson (Div 9 Lot 5) – Suggested when the Security Committee is reestablished it should include members from the other committees. Dave O asked for the reasoning behind the request. Llew suggested it would promote better communication of safety and security issues the various committees have.

Approval of Agenda

Dave W made a motion to approve the agenda, Dave O seconded the motion. Approved.

Old Business

a) Security Policy Workgroup Recommendations

The board discussed the security workgroup recommendations. The SecPol work group put a lot of effort into the recommendations, providing expert support and estimated costs. It was noted several times that the recommendations would not require additional funds but could be accommodated from the 2024 budget. Further long-term assets such as the camera system could be funded from reserves.

Dave W made a motion to approved the Security Policy workgroup recommendations, less item #28 which is the Block Watch, as this item should be supported by the community and not be a board initiative due to risk management / liability concerns. The motion to include initial focus on hiring an additional part-time security compliance officer for weekends and to have the GM proceed with obtaining RFP's for the camera system for the board to review when actual costs are available. The motion was seconded by Randy A. Approved.

Kathleen Mangan asked about privacy concerns and issuance of speeding tickets. Dave O explained the cameras are for common areas and would meet the RCW's regarding homeowners having a reasonable expectation of privacy. The issue of speeding tickets was also addressed as a risk management tool.

Dori O'Dell reminded everyone that many of our rules and regulations will need to be updated as we look to implement the Security Policy recommendations.



New Business

a) Lynden & Blaine High School Golf Teams Access Requests to BBVCC Golf Course

Ernie presented that Lynden High School women's golf program has asked to practice at the BBV golf course (their home course at Homestead is closed). Ernie reviewed the rules, insurance and waivers. The school golf coach would be with the students while on the course. They have signed our waivers and golf rules & regulations.

Dave W made a motion to approved the policy contingent on our insurance company accepting the school's insurance coverage. Dave O seconded the motion. Approved.

Adjourn

Terry Sullivan made a motion to adjourn at 2:15pm, seconded by Dave O. Approved.

DRAFT