



## **BBVCC Board Minutes**

**Date – March 21, 2024**

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

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

**Community members present:** Diane Gascon, Suzie Walker, Llew Johnson, David Scheirman, Jeff Mulryan, Kathy Stauffer, Maureen Server

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

### **Open Forum / Homeowner's Presentations**

Llew Johnson – Thanked Terry S for his contributions to the coffee group, thanked Debbie Johnso for all her work and efforts for the community, asked if the compliance officer could work with the ACC to better understand some of the ACC rules and to better coordinate tasks with management review.

### **Approval of Agenda**

#### **Approval of Consent Agenda**

Bev F made a motion to approve the agenda with the change to the ACC meeting minutes correction of prior minutes, removal of B&G minutes not submitted and removal of GM report not submitted. Dave O 2<sup>nd</sup> the motion. Approved.

5.

- a. **APPROVAL OF BOARD MINUTES**
  - i. **Regular Meeting of 02/15/2024**
  - ii. **Special Meeting of 03/12/2024**
- b. **ACC**
  - i. **Accept Draft Minutes of 03/05/2024 meeting**
- c. **Buildings & Grounds**
  - i. **Accept Draft Minutes 03/07/2024 meeting**
- d. **Lakes & Drainage**
  - i. **Accept Minutes of 02/05/2024 meeting**
  - ii. **Accept Draft Minutes of 03/04/2024 meeting**
- e. **Marina**
  - i. **Accept Minutes of 02/27/2024 meeting**
- f. **Golf**



**i. Accept Draft Minutes of 03/05/2024 meeting**

**g. General Manager's Report**

**6. OLD BUSINESS**

**a. Lower Gate Petition**

Discussion of lower gate petition, acknowledgement of good ideas presented and a number of the suggestions have been approved via the work that the Security / Policy workgroup recommended. It was noted that the SecPol committee work was a result of the items included in the petition.

Bev F made a motion to acknowledge the recommendations of the lower gate petition via the approval of the SecPol recommendations made at the March 12<sup>th</sup> meeting and dismiss the remaining petition items including permanently opening of the lower gate. Second by Terry S. Approved.

**b. Marina Board Requests for Action**

Dave W made a motion to allow the Marina Committee to solicit RFP's for the items including bank reinforcement, piling replacement, gangway repair or replacement, fuel dock replacement, future dredging and feasibility of long-term permits. Seconded by Randy A. Approved.

Discussion of timing for board review of fuel dispenser and card reader was discussed. This is expected to be presented in the April board meeting.

**c. Election Townhall for Online Voting**

**i. Election Process**

Bev F presented that we will be having an election on June 7<sup>th</sup> as we have 5 candidates for 2 open positions. There will be an April 25<sup>th</sup> town hall to present the on-line voting. There will be a candidates forum on May 19<sup>th</sup>.

**d. Signs**

Time, Manner and Place are the key restrictions that an HOA has authority to regulate, including political signs. This has been validated by our HOA legal counsel. We have had community member concerns raised regarding this issue. Dave O and Bev F agreed to work with Ernie H and Dave F to provide a proposal for review in April.

**7. NEW BUSINESS**

**a. Clubhouse Sound System Proposals**

Three proposals were submitted as informational. Further review and refinement will be made and presented at the April board meeting



**b. 5531 Salish New Home Drainage Request**

Request for approval to tight-line the surface drainage into the golf course drain system. Note – other Village drainage, including from Salish Rd, already drains to the golf course system. Contractor / owner are willing to provide a hold harmless to the Village and return ground to an equal / better condition.

Dave W made a motion to approve the tight-line drainage from 5531 Salish to the golf course catch basin, with a hold harmless to the Village. Seconded by Dave O. Approved.

**c. Lakes, Ponds & Drainage Management plan for board approval**

Bev F made a motion to approve the L&D Management Plan, seconded by Terry S. Approved.

**d. Financial Reports**

Dave Franklin reviewed the 2023 financial statements with Debbie Johnson.

**8. EXPENSE AUTHORIZATIONS**

**a. Expense Authorizations** - None requested

**b. Resolutions to Transfer Funds**

Harry S made a motion to approve the transfer of funds from reserves as noted below. Terry S seconded the motion. Approved.

1. Transfer \$3,719.12 from Marina Reserves to Operating to reimburse for the following:

11/22/23 Whatcom County Shoreline Exemption Permit 316.26, 1/10/24 PSE disconnect & reconnect A Dock 1,019.00, 2/1/24 Chinook Environmental – survey (unpaid balance) 52.50, 2/16/24 PSE disconnect & reconnect C Dock 552.00, 3/1/24 Elite Electrical – Alarm Strobes 1,779.36

2. Transfer \$7,471.68 from Roads Reserves to Operation to reimburse for the following:

3/6/24 Asphalt NW – Road Evaluation 7,471.68,

3. Transfer \$22,550.28 from General Reserves to Operating to reimburse for the following:

12/31/23 Maintenance Reimbursement for Clubhouse Painting 15,583.98 and 2/21/24 Bargreen Ellingson – Clubhouse Dishwasher 6,966.30



9. **DIRECTORS COMMENTS**

Discussion about creating a “Parking Lot” for the board agenda’s to discuss items that have been brought to board attention by members and may need additional research or resources before acting upon. Examples include member concern about drone usage in the community and political signs. This will include action items and status review. It was agreed that this would be added to future board meeting agenda’s.

10. **EXECUTIVE SESSION**

Dave O made a motion to move to executive session for the following matters, seconded by Terry S. Approved.

- a. **Personnel matters**
- b. **Matters involving possible violations of the governing documents of the association**
- c. **Matters involving the possible liability of an owner to the association**

Dave W made a motion to return to open session, seconded by Dave O. Approved.

Terry S made a motion to waive the fine for street numbers on 8247 Salish and approve outdoor lighting on 8068 Niska as in compliance with community rules and regulations. Motion was seconded by Bev F. Approved.

Dave W made a motion to thank Debbie Johnson for her service on behalf of the village. All members of the board seconded this motion and approved the motion with thanks you for her hard work.

11. **ADJOURNMENT**

Harry S made a motion to adjourn the meeting, seconded by Randy A. Approved.