



## **BBVCC Board Minutes**

**Date – April 18, 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:** Kathleen Mangan, Leanne Keel, Al Hawks, Kirk Martin, Lisa Guthrie, David Scheirman, Don Shank, Laurie Kritz, Dave Luton, Laurie Cavalli, iPhone, Ruth Balf, Susie Walker

**GM –** David Franklin - GM, Maintenance Supr – Bobby Hoffer

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

Laurie Cavalli – Concerns regarding dangerous dogs and dogs not on a leash per our R&R's 7.1.1, 7.1.2 and 7.1.4. Have there been previous incidents for the dogs that attacked her husband, Fred on Comox Loop? Questions from the board asked about status of compliance, waiting for Animal Control response. Dave F mentioned they were not aware of any previous citations of the dog/owner. Ernie H stated the issue will be researched and will follow up.

Leanne Keel – The rules are unclear about what management can do regarding dangerous dogs, why? Also board meetings are at 2pm, weren't we supposed to have monthly townhalls to allow community input? Dave F acknowledged the commitment and will work to get them back on track.

Kirk Martin - Agreed there should be open forum town hall meetings. Gave appreciation for the installation of the ADA door opener at the clubhouse. Suggested a similar ADA door opener for the main office. Raised concerns about the location of the bocce courts that are proposed.

### **Approval of Agenda**

The financial reports under 7e are not yet available. The resolution to transfer funds is 8b is not yet available. A motion was made to approve the agenda with the aforementioned changes by Bev F and seconded by Terry S. Approved.

### **Approval of Consent Agenda**

Harry S made a motion to approve the consent agenda with the following changes: the L&D minutes to correctly state that Harry S and Terry S are board members and Dave Franklin is management, in the attendance section. Seconded by Dave O. Approved.

5. **CONSENT AGENDA:**
  - a. **APPROVAL OF BOARD MINUTES**
    - i. **Regular Meeting of 03/21/2024**
    - ii. **Emergency Meeting of 04/02/2024**



- b. **ACC**
  - i. **Accept Draft Minutes of 04/02/2024 meeting**
  
- c. **Buildings & Grounds**
  - i. **Accept Minutes 03/07/2024 meeting**
  - ii. **Accept Minutes 04/04/2024 meeting**
  
- d. **Lakes & Drainage**
  - i. **Accept Minutes of 04/01//2024 meeting**
  
- e. **Marina**
  - i. **Accept Minutes of 03/26/2024 meeting**
  
- f. **Golf**
  - i. **No meeting in April**
  
- 6. **OLD BUSINESS**
  - a. **Election Townhall for Online Voting 04/26/2024 - Reminder**

Correction the date for the TH is 4/25/2024.
  - b. **Rules & Regs Update for Flags and Political Signs**

The discussion for Flags and Political Signs was moved to 7c.
  
- 7. **NEW BUSINESS**
  - a. **Buildings & Grounds Committee Bocce Ball Court Proposal**

Discuss, further information and research is needed.
  
  - b. **Marina Committee Recommendations for Board Review**
    - i. Discussion for replacement of Marina fuel dispenser. The request was for Mascott to provide the materials, labor and a contingency for taxes and addition costs not to exceed \$50,000. Concerns about spills and risk management if the fuel dispenser is not replaced. Discussion about increasing the mark up on the fuel dispenser by a minimum of \$.50 per gallon which would allow for an 8 yr. payback. The current fuel dispenser had a life of 30 years and is no longer able to be maintained. Dave O made a motion to replace the fuel dispenser with a SS pan and increase the fuel mark up (surcharge) by a minimum of \$.50/gallon. Dave W seconded the motion. Approved.
  
    - ii. Ramp and Gangway repairs with water jetting maintenance were requested to be approved, to be funded by Operations expense budget for marina maintenance. Bev F made a motion to approved the expenditure, Dave W seconded the motion. Approved.
  
  - c. **Update of General Rules & Regulations**

Dave O and Bev F presented the updated to the General Rules & Regulations which included a revised format, updates for legal compliance, updates for speeding and violations, as well as updated reference to governing documents restricting short term rentals and updates and clarifications to the signs, political signs and flags sections. A mark up version and final version were presented. Randy A made a motion to approved the changes and updates to the General Rules & Regulations. Motion was seconded by Terry S. Approved.

**d. Committee Members Applications**

Bev F made a motion to approve the committee member applications, seconded by Dave W. Approved.

- i. **Safety Committee** – Dave Sawicki
- ii. **ACC Committee** - Kevin Ryan

**e. Financial Reports** - removed

**8. AUTHORIZATIONS & RESOLUTIONS**

**a. Expense Authorizations**

**i. Marina Ramp Repairs & Dock Grounding**

**ii. Fuel Dock Dispenser**

**b. Resolutions to Transfer Funds** – removed

**c. Payment of IRS Estimated Tax**

Discussion of estimated tax payment of \$56,536 due to increased interest income on invested reserve funds.

**d. Banking Resolution**

Resolution to add Dave Franklin to the banking resolution with president, Ernie H and treasurer, Harry S. Harry S made a motion to approve, seconded by Terry S. Approved.

**9. DIRECTORS COMMENTS**

1. Dave O would like to see the Rec Center go back to a Pro Shop and move other activities and meetings to the clubhouse. Discussion was had about opening the clubhouse to members during business hours, except when the clubhouse has scheduled meetings or reservations.

Dave O would also like us to start long range planning for a new clubhouse and in the meantime look at minor upgrades. Dave O offered to look into expanding the clubhouse into the patio to increase capacity.

2. Dave W suggested we discuss adding a finance committee on the next agenda.

**10. PARKING LOT**

Due to time constraints, there was no discussion of parking lot items.

- a. **Drones**
- b. **Dogs off leash**



11. **EXECUTIVE SESSION**

Harry S made a motion to go to executive session for the items listed in a-b below. Motion was seconded by Terry S. Approved and move to executive session at 4:32pm.

- 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**

Harry S made a motion to return to open session at 4:57pm, seconded by Dave O. Approved. There were no decisions in executive session requiring a motion.

12. **ADJOURNMENT**

Bev F made a motion to adjourn the meeting at 4:58pm, seconded by Dave W. Approved. Meeting adjourned.