



ANNUAL GENERAL MEETING MINUTES BIRCH BAY VILLAGE COMMUNITY CLUB

June 2, 2023 at 7:30pm

Christ the King

1. **Called to order at 7:40pm by Ernie Hutchins.**
2. **BOD members present** - Ernie Hutchins, Dave Owen, Harry Shearer, Sandy Zeitel, Randy Ambuehl, Terry, Sullivan, Bev Franklin
3. **Legal Counsel** – Philip Buris
4. **Community members present:** Approximately 140-150 people at CTK location, see speakers noted below.
5. **GM** – Rick Tanner, Asst GM – Debbie Johnson, Krista Templeton
6. President, Ernie Hutchins reviewed the Rules of Order. Introduction of HOA attorney, Philip Buris
7. HOA Attorney – Philip Buris spoke of his background in HOA's and discussed that good HOA's follow the rule of being a good neighbor.
8. **Quorum** – Election committee chair, Sandra Bogen confirmed there is a quorum for the meeting.
9. **Approval of Agenda** – Dave Owen made a motion to approve the meeting, 2nd by Sandy Zeitel. All approved.
10. **Annual Minutes** – The June 2022 annual meeting minutes motion to approve was made by Dave Owen, 2nd by Terry Sullivan, all approved.
11. The November 2022 annual budget meeting minutes were approved with the following correction, “Judy Osman questioned the accusations of some of the members, suggested that people do their research and be willing to volunteer.” Bev Franklin made the motion to approve with the above correction, Dave Owen 2nd the motion as revised, all approved. Subsequent to the approval, Lawrence Pang requested a change per attached, which was not passed as a motion.
12. **Open Forum / Homeowner's Presentations**
13. Mike Kent – Complimented the current board for being open as well as management. Requested communication remain open.
14. Susan Scheirman – Supported the change to Prime Security. Urged the board to communicate and get input from the community to potentially support safety patrols 24/7.
15. Lawrence Pang – Encouraged continued and expanded use of hybrid meetings.
16. **Treasurer's Report** - Sandy Zeitel presented the March 31, 2023, financials, see attached PowerPoint.
17. **President's Report** – Ernie Hutchins presented the presidents report as follows:
 - Home sales increased by 6%, 101 lots remain.
 - Communication is available through the following:
 - Monthly newsletter
 - GM weekly email
 - Website – bbvcc.com
 - Facebook – Birch Bay Village Community Club
 - Gatekey is a tool owners can use to manage visitors and encouraged use.
 - TOPS – Individual homeowner financial access
 - The Rec Center has become a hub of the village with lots of activities.

- Volunteers are the key to our HOA, history of volunteer accomplishments, committee and board volunteers are all 3-year terms and is approximately 49 volunteers.
- Accomplishments from May 2022 to May 2023 were highlighted.
- Asset reserve study will be our guide for planning the financial needs of the community.
- The Lakes & Drainage committee has been working with our neighbors to manage water, including Semiahmoo and Horizon
- Working with Whatcom County to assist us with our drainage requirements.
- By-Laws and compliance will be addressed with our new compliance officer that starts June 5th.

18. General Manager's Report

- GM has been focused on finding efficiencies.
- GM supported and acknowledged the work of the staff and all the good work they have been doing.
- Compliance will be addressed with the new hire starting June 5th.
- There is currently an open position for landscape engineer in the maintenance budget.
- 80% of new homes built in the US are in HOA's.

19. Announcement of new board members

- The 2 new board members were announced after voting validation by the election committee by Sandra Bogen, chairperson, as Randy Ambuehl (currently serving an open position) and David Wilbrecht (new board member)

20. Motions from the floor

- Lawrence Pang – asked the board to establish guidelines to provide for fair & equitable dues and fees. The motion was as follows:

Be it resolve that for the next 10 years:

1. The Board shall limit each Homeowner's contribution for those Amenities where users pay a fee to use to a maximum of 5% of the Annual Dues. This \$ is to subsidize the costs to operate and maintain such amenities, including contribution to its Reserve Funds.
2. The User fees for such Amenities shall be set accordingly, to pay for the balance of their entire cost to operate and maintain, plus contributions to their Reserve Funds.
3. The revised fees shall take effect by July 1 and be applicable to all transactions and payments made for those Amenities after that date.
4. As well, Annual Dues shall not be increased by more than 3.5% each year.

- Motion was seconded by Connie Van Egdome, division 15-lot 67
- Discussion –
 - Bob Feaster asked to hear the straw poll statistics. Response – 25 people voted to support the above motion.
 - Llew Johnson stated this was not a valid poll via social media.
 - Mike Kent called for the question to be addressed.
 - Judy Osman was concerned about limiting HOA fees, concerned that water management may cost more and would not be available under this proposal.
 - Dave Luton stated we have the ability to be involved during the budgeting process.
 - Lawrence Pang stated that no votes historically are not enough to stop the proposed budget from being approved.

- Lori Selter (11B – lot 10) stated he is still working and likes the security; prices are going up and limiting the HOA dues wouldn't work. Everyone moved in knowing what the amenities were and that this was an HOA.
- Kirk Martin doesn't use the amenities but supports them, we all participate. Fair & equitable would be impossible to manage and is of no value to the community.
- Jim Calhoun, (Div 1, Lot 17) moved in 7 years ago and is glad, all amenities should be supported.
- Kathy Seaman (Lot 11/Div 11) thinks motions from the floor need more research.
- Fred Gustafson (Div 12C / Lot 80) built 5 years ago and is concerned about the cheap moorage vs affordability.
- President Ernie Hutchins read the resolution, asked for a hand count (with voting cards) of those in favor of the motion, 8 in favor, those opposed where an overwhelming majoring of the members present. Motion fails.

21. **Adjourn** – Terry Sullivan makes a motion to adjourn, Dave Owen 2nds, all approve.