



Birch Bay Village Community Club (BBVCC)

Standing Committee Meeting Minutes

Standing Committee Name: Safety & Security Committee
Date/Time of Meeting: August 11, 2025 at 5:00 PM
Location: Clubhouse
ZOOM Information: Meeting ID: 885-8656-9122 / Password: 8055
Phone-in call only: 1-253-215-8782

Committee Members in Attendance =

<input checked="" type="checkbox"/> Mike Lubow	<input type="checkbox"/> Erin Ryan	<input checked="" type="checkbox"/> Maureen Server
<input checked="" type="checkbox"/> Erica Owens	<input checked="" type="checkbox"/> Billy Brown	<input checked="" type="checkbox"/> Dave Owen (Interim Chair)
<input checked="" type="checkbox"/> Scheirman, David (Advisory Member)	<input checked="" type="checkbox"/> Ron Bendschneider	<input type="checkbox"/> Ken Davidson

Absent

Erin Ryan	Ken Davidson	
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BBVCC Officers and Staff Present =

<input checked="" type="checkbox"/> Franklin, Dave GM	<input checked="" type="checkbox"/> Stoltzenburg, Brad / Safety/Compliance Officer	<input type="checkbox"/> Rehon, Ron / Safety/Compliance Officer	<input checked="" type="checkbox"/> Natasha Bialuski, Assistant to GM
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Audience/Members Present

Robert Simonds	Ron Snyder		

Call Meeting to Order: Time: 5:02 pm

Roll Call, Quorum Present? YES NO

Approval of Agenda: Approved NOT Approved

Moved By: Erica Owens

Motion Seconded By: Billy Brown

Motion Carried By: 7

Member Presentations (3 Minutes MAX)

Member Name	Comments
Aleah and Nicholas Valley	Golf balls hitting home at 5563 Salish Road



OLD BUSINESS

The Safety and Security Committee meeting covered several key topics including a recent house fire incident on August 4, 2025, at 3:38pm located at 8123 Skeena Way, which is currently being investigated with the fire marshal providing preliminary findings. Also, a review of the speed enforcement data and efforts, and the development of an Emergency Action Plan and addressed concerns about golf ball safety issues at the golf course.

Speed Enforcement Program –

The Committee reviewed the speeding report and the number of speeders getting caught by the speed trailer camera. The speed trailer located on Sehome Court will be moved further down the street. The license plate readers are coming soon.

Speeding via the speed signs

Road with speed signs	Number of speeders
Quinault Road	53
Sehome (after the speed camera)	128
Comox Road	19
Cowichan Road	44
Road with Lidar Gun	4

Village Emergency Action Plan/ C.E.R.T.

Rob Bendschneider spoke about the need for a Tsunami evacuation plan and procedure. Dave Owen stated that this plan should be included in the Emergency Action Plan and would take the lead in the development of a template, and Erica Owen will assist as she has material for the Tsunami plan.

Potential Pedestrian/Car Safety Hazard

The Committee reviewed signage for the blind corner at Chinook and Nacket Way including cautionary signs for drivers coming uphill. Brad will follow up on ordered signage for the blind corner on Nacket Way. Additionally, they reviewed the speed data for Salish Road as a potential location for future speed monitoring.

BBVCC Golf Cart Policy DRAFT

Dave Owen presented the revised draft of the Golf Cart policy and proposed the inclusion of the following sub note under Section 2: Policy Statement (2.3).

Note: Some newer model golf carts may have the capabilities to exceed 20 MPH.

Motion to recommend to the Board to include the sub note at Section 2.3 “*Some newer model golf carts may have the capabilities to exceed 20 MPH.*”

Motion by: Billy Brown **Seconded by:** Ron Rehon **Unanimously approved.**



Laura suggested that under Section 4: Rules (4.3) needs to be updated and include “outside the golf course” to the current language of “Driving or parking on sidewalks or grassy areas is prohibited” and to change the decals on the golf carts on the backside so they are visible.

NEW BUSINESS

Golf Course (16th “T”) and Errant Golf Balls hitting house at 5563 Salish Road on a routine basis

Homeowners Nick and Aleah Valley were both present and expressed their concerns with safety hazards caused by the golf balls from the 16th T box located adjacent to their home and emphasizing the need for immediate action. Mr. Valley explained that over the past three years, there have been 13 significant incidents, including their children almost being hit twice and causing property damage, with 455 balls affecting the area since 2022. Additionally, they offered to pay \$1,000.00 for the relocation of the T box.

Dave Owen presented a Golf Course “Potential” Safety Mitigation Plan to assist with mitigation of the safety concerns and proposed the following 2 options for the homeowners.

Option 1

- Move the “blue” box markers forward approximately 25 yards towards the green
- Rotate the “box” towards the 16-T more to the right (south) towards the green and “away from the North side line and homes.

NOTE

- Try this Option/Location for a few weeks and monitor success. If this move does not correct the issues, move to “Option-2”.

Option 2

- Relocate 16-T just over the hill (South and East) and on to the “lower” flat area with a retaining wall.
- Excavate a small area of the East wall of the flat area to make additional room.
- Relocate 16-T to this location
- *Rotate the T-Box towards the green.*

Motion to recommend to the Board for review and approval of the Golf Course “Potential” Safety Mitigation Plan.

Motion by: Billy Brown Seconded by: Mike Lubow Unanimously approved.

Future Topics & Communication Issues for 2025 Bulletin insertions

The committee discussed topics for the next bulletin and came up with the following:

- Prepare Tsunami evacuation plan information.
- Signage needed on the downhill side of Nakat Way.
- Lighting issue in the parking lot – GM is reviewing the 2nd proposal for the lighting project.



Opportunity for Committee Members to discuss Items for Next Meeting’s Agenda

Susan suggested placement of a sign “radar enforced” next to speed signs.

Maureen Server requested 2025 bulletin inserts.

Robert Simonds requested speed cameras on Salish Lane as homeowners are exceeding speeds of 40 mph in this area.

Adjournment:

Motion to Adjourn By: Billy Brown

Motion Seconded By: Mike Lubow

Adjournment Time: 6:30 PM

Next Meeting Date: Monday, September 8th, 2025 @ 5:00 PM