

BBVCC
 ARCHITECTURAL CONTROL COMMITTEE
 Meeting Minutes
 October 7, 2025 at 10:00AM

Committee Members Present		
Lisa Guthrie	Bob Whale, Board Liaison	Patrick Ryan, Board Liaison
Rich Santi, Chair		
Committee Members Absent		
	Lyle Seig	Michael Stringam
Kevin Ryan		
Staff Present		
	Justine Brooks, ACC Admin	
Members Present		
	Peter Kelly	Janet Wright
Diamond Nikon	David Pimblet	Janet Wright's 2 guests
Preston Bouma	Craig McCallum	Leanne Keel

I. CALL TO ORDER: at 10:01 am by Rich Santi

II. ADOPTION OF AGENDA

Motion to approve.

Motion by: Lisa Guthrie **Seconded by:** Patrick Ryan **Approved**

III. OPEN FORUM:

Janet Wright (8068 Kayak) asked to speak on the trees that were removed with 15-foot stumps left. The neighbor got an approval for tree removal at the April 2, 2025 acc meeting and it was approved with a 15-foot stump left. Janet requested information on the trees and reviewed the arborist report and questioned why the tree removal was approved with the stumps left when the trees were sick. This is a massive eye sore as she can see it from her home.

Rich asked what action she would like to see happened and Janet replied to have the two trees fully removed.

Lisa replied that is now what arborists and tree removal companies are doing for wildlife it make it more friendly for the wildlife and we may be seeing that more often and it is already around the Village.

There was a brief discussion regarding the rock wall & water feature on Cowichan and that the Board approved/granted approval as there is no rule talking on hardscaping.

IV. RATIFY MINUTES: September 2, 2025

Motion to approve.

Motion by: Patrick Ryan **Seconded by:** Lisa Guthrie **Approve**

V. CONSENT AGENDA – Admin Approved

- A. 5858 Salish Road – Shed
- B. 8216 Quinault Road – Deck Replacement

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Motion to Approve the Consent Agenda

Motion by: Lisa Guthrie **Seconded by:** Patrick Ryan **Approved**

VI. OLD BUSINESS:

A. 5367 Nootka Loop – Front Patio

Motion to:

Motion by: Lisa Guthrie **Seconded by:** Patrick Ryan **Approved**

B. 5371 Nootka Loop – Addition/ Renovation

Motion to:

Motion by: Lisa Guthrie **Seconded by:** Patrick Ryan **Approved**

VII. NEW BUSINESS:

A. BBVCC – Sports Courts & Dog Park Gazebos

Motion to:

Motion by: Lisa Guthrie **Seconded by:** Patrick Ryan **Approved**

B. 8095 Kayak – Retaining Wall & Driveway

Motion to:

Motion by: Patrick Ryan **Seconded by:** Lisa Guthrie **Approved**

C. 8154 Comox Loop – Garage Addition

Motion to:

Motion by: Lisa Guthrie **Seconded by:** Patrick Ryan **Approved**

D. 8140 Skeena Way - Tree Removal

Motion to:

Motion by: Lisa Guthrie **Seconded by:** Patrick Ryan **Approved**

E. 8092 Cowichan Road – Shed & Slab

Motion to:

Motion by: Lisa Guthrie **Seconded by:** Patrick Ryan **Approved**

VIII. ADDITIONAL ITEMS DISCUSSION:

Landscaping Height Complaint

With the complaint as this is a complaint that we received before, we are going to ask the member if they have any documentation regarding an agreement for the trees and an approval for the fence project.

VIII. ADJOURNMENT:

Motion to adjourn at 10:48am

Motion by: Lisa Guthrie **Seconded by:** Patrick Ryan **Approved**