



Birch Bay Village Community Club (BBVCC)

Standing Committee Meeting Minutes

Standing Committee Name: Safety & Security Committee
Date/Time of Meeting: November 10, 2025 at 5:00 PM
Location: Maintenance Building Conference Room
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 checked="" type="checkbox"/> Ken Davidson	<input type="checkbox"/> Maureen Server
<input checked="" type="checkbox"/> Billy Brown	<input checked="" type="checkbox"/> Dave Owen (Interim Chair)	<input checked="" type="checkbox"/> Ron Bendschneider
<input checked="" type="checkbox"/> David Scheirman (Advisory Member)		

Absent

Brad Stoltzenburg		
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BBVCC Officers and Staff Present =

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

none			
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Call Meeting to Order: Time: 5:00 pm

Roll Call, Quorum Present? YES NO

Approval of Agenda with modification to add Check ID's under Item #12.

Approved NOT Approved

Moved By: Billy Brown

Motion Seconded By: Ron Bendschneider

Motion Carried By: 6

Member Presentations (3 Minutes MAX)

Member Name	Comments
none	none



OLD BUSINESS

The Safety and Security Committee meeting covered several key topics including the new Security Camera System, Golf Course Errant Ball Resolution, Golf Cart Policy Policy/Resolution, BBVCC Emergency Action Plan subcommittee and the Caution “safety signs” for Nakat Way. Also, a review of the speed enforcement data and efforts, and a review of the BBVCC Incident Reports.

Speed Enforcement Program –

The Committee reviewed the speeding report and the number of speeders getting caught by the Lidar gun within the past 30 days. 24 tickets have been issued for going over 25/26 mph. 31 tickets have been issued for going over 31 mph. 24 tickets have been issued for going over 35 mph.

Speeding via the speed signs:

Speeding Report:	Number of speeders:
Road with Speed Signs	39
Road with Lidar Gun	4

Security Camera System Update

David Franklin stated that Northwest Technologies is onsite today and the remainder of this week to do the installation of the net hardware and cameras for the clubhouse, maintenance, pool and recreational center. Once this has been completed, they will attend to the Marina Dock area to install two towers, one at the emergency gate and a second one at the maintenance yard and all the cameras will be linked together. This project should be completed by the end of this year.

Golf Course Errant Ball Resolutions

David Franklin stated that he must check with Steve the Greenskeeper regarding Option #2.

BBVCC Golf Cart Policy Resolution

Dave Owen stated that the BOD will review the proposed revisions to the Golf Cart Policy Resolution which was provided to Membership for comment and feedback resulting in 21 submittals and 5 opposed to it. The policy is not in effect now and will be rolled into RCW 6490 and will be in effect January 2026.

BBVCC Emergency Action Plan Subcommittee

Ron Bendschneider stated that residents need to be prepared for emergencies that are initiated by the state of Washington and the Red Cross. The priorities for BBVCC membership would be disasters such as tsunami’s, power outage, fire, wind and earthquakes. Mike Lubow stated that tsunamis are the most important and will work on this plan until January 2026. He proposes a 12-month plan, with a member in the community who has a medical background, preparing an emergency kit which includes food items and a go-to-bag. Also, each division area should have a leader who can assist in their specific areas.

Dave Owen stated that he would like to see a written Emergency Action Plan.

Caution Safety Signs at Nakat Way

David Franklin stated that we have the caution signs and that maintenance will insert them soon.



Bulletin Insertions Plan for upcoming year

Tabled for the next meeting.

NEW BUSINESS

Review of recent BBVCC Incident Reports

Dave Owen spoke about incident reports with an overview of the following incidents, inappropriate comments made to a lady, fingerprints on a window. He said that these matters will be reviewed with Legal Counsel and the BOD during Executive Session.

Any other New Business

David Scheirman stated that visitors that drive through the visitor lane as guests need to have their ID's checked; this protocol may vary based on patrol staff on duty. David Franklin stated that he will speak with Prime Security.

CLOSING

Need to Recruit 6th & 7th members

Dave Owen stated that there is a need to recruit 2 more members for the Committee. Also, he stated that he will not be the chair after December 2025 up until January 4, 2026.

Adjournment:

Motion to Adjourn By: Billy Brown

Motion Seconded By: Ken Davidson

Adjournment Time: 6:05 PM

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