

BBVCC  
 ARCHITECTURAL CONTROL COMMITTEE  
 Meeting Minutes  
 November 4, 2025 at 10:00AM

| <b>Committee Members Present</b> |                           |                             |
|----------------------------------|---------------------------|-----------------------------|
| Lisa Guthrie                     | Bob Whale, Board Liaison  | Patrick Ryan, Board Liaison |
| Rich Santi, Chair                | Lyle Seig                 | Michael Stringam            |
|                                  |                           |                             |
| <b>Committee Members Absent</b>  |                           |                             |
|                                  | Kevin Ryan                |                             |
|                                  |                           |                             |
| <b>Staff Present</b>             |                           |                             |
|                                  | Justine Brooks, ACC Admin |                             |
| <b>Members Present</b>           |                           |                             |
|                                  | Kristi Carp (Zoom)        | Bob Edwardson               |
| Dymond Nikon                     |                           |                             |
|                                  |                           |                             |

I. CALL TO ORDER: at 10:00 am by Rich Santi

II. ADOPTION OF AGENDA

**Motion to approve.**

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

III. OPEN FORUM:

IV. RATIFY MINUTES: October 7, 2025

**Motion to approve.**

**Motion by:** Lisa Guthrie      **Seconded by:** Lyle Seig      **Approve**

V. CONSENT AGENDA – Admin Approved

VI. OLD BUSINESS:

VII. NEW BUSINESS:

a. 5782 Nakat Way – Tree Removal

**Motion to approve.**

**Motion by:** Lisa Guthrie      **Seconded by:** Lyle Seig      **Approved**

b. 8237 Quinault Road - Pergola

**Motion to approve.**

**Motion by:** Lisa Guthrie      **Seconded by:** Michael Stringam      **Approved**

VIII. ADDITIONAL ITEMS DISCUSSION:

- **Landscaping Height Complaint**

The landscaping height complaint was discussed for 5302 Nootka Loop and 5304 Nootka Loop. Kristi Carp explained the reasoning that the complaint was submitted. The rules and regulations state that there is a 4 foot height restriction in the back yards of those lots that abut the lakes, these two lots abut Kwann lake and the rule

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needs to be enforced. The Committee asked staff clarifying questions and further discussed the rules, complaint and legal decision regarding trees. The Committee asked that this complaint go back to compliance for enforcement of the 4' height rule of those lots that abut the lakes and these members need to follow the rules.

At this time, we had two community members that wished to speak as they were not available during the members open forum.

**Bob Edwardson:** asked clarifying questions regarding compliance issues and reporting the process to the Community.

**Dymond Nicon:** asked clarifying questions regarding building height and the flood plain elevation allowance within BBVCC. The Committee replied that the height restriction is 18 feet above base flood elevation and that it can be found in rule 4.1.2 so that Dymond and his client can be aware as to where to look.

▪ **Application- New Member – Committee Terms**

We received two member email's stating their interest in being on the ACC. The Committee then discussed the terms of the current members and when their terms are up. It was noted that Kevin Ryan stated that he would like to stay on the Committee and Rich Santi stated that he would stay on as long as he didn't have to Chair the Committee. It was stated that if members are interested they would need to submit applications and come to a Committee meeting and be interviewed to be nominated to be on the Committee.

**Motion:** to reappoint Kevin Ryan and Rich Santi as members of the ACC.

**Motion by:** Lisa Guthrie      **Seconded by:** Lyle Seig      **Approved**

**Motion:** to appoint Michael Stringam as the ACC Chairperson.

**Motion by:** Lisa Guthrie      **Seconded by:** Bob Whale      **Approved 5/1**

▪ **Working Meeting**

The Committee discussed the working meetings and the need to schedule multiple meetings to go over the work the Justine has put into outline the conflicts and issues that the current AR&Rs have.

The Committee did discuss the conflict with 3.3 Project Approval Timeline and the RCW 64.90 with having to have the agenda published 14 days in advance of meetings in 2026 and asked to move forward with this change to bring it to the Board of Directors for approval.

**Motion:** to change 3.3 Project Approval Timeline time, location, and due date of 15 days to be in compliance with RCW 64.90.

**Motion by:** Lisa Guthrie      **Seconded by:** Michael Stringam      **Approved**

VIII. ADJOURNMENT:

**Motion to adjourn at 11:22am**

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