

**BBVCC**  
**FINANCE COMMITTEE Minutes**  
**REGULAR MEETING**  
**September 9, 2025 at 1:00PM**

<b>Committee Members Present</b>		
✓ Bev Franklin	✓ Dan Nedved	Mary Santi
✓ Sue Garrigan	✓ Erin Ryan	✓ David Towie
<b>Guest Members</b>	Maureen Server	Bonnie White
<b>Staff Present</b>	Natasha Bialuski	David Franklin

I. **CALL TO ORDER:** by Dan Nedved at 1:14pm

II. **ADOPTION OF AGENDA**

Motion to adopt Agenda

**Motion by:** Bev Franklin      **Seconded by:** David Towie

**Approved Unanimously**

III. **RATIFY MINUTES:**

Motion to adopt Minutes

**Motion by:** Bev Franklin      **Seconded by:** David Towie

**Approved Unanimously**

IV. **OPEN FORUM:**

No members wished to speak

V. **CURRENT BUDGET APPROVAL:**

The Committee reviewed the draft Budget and Bev stated that as a goal for the next 5 years the Reserves should be 75% funded and that in past years it was noted that there would be a 20% increase in Reserves each year. Marina is deficient and suggested it should be 20% and others at 10%. The Total Reserve % for 2027 to 2030 should be increased.

**Motion to** approve and recommend to the Board as a goal that the Reserve funding be increased to 50% full funding within 5 years and 75% of full funding for all Reserves within 7 years.

**Motion by:** David Towie      **Seconded by:** Erin Ryan

**Approved Unanimously**

Bev stated that the 2026 Budget should remain with the proposed 20% increase for Marina and 10% increase for General & Roads.

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David Franklin suggested an additional Compliance Officer with 400 hours for a total amount of \$15k with taxes.

Bev noted that the Maintenance line-item states 6 months staffing and it should be adjusted to 12 months as Ray is a full-time employee under administrative category. GM will adjust.

Bev stated Marina Fee Schedule is fine, but the Marina \$\$ does not look good. Also, the Marina fuel is high, and the golf labor does not include "volunteer" Marshalls. GM to adjust.

Bev stated the General payroll looks fine, and to not include disclosure of exact pay amount for staff members. Dan stated that providing a range is acceptable.

The Committee recommended that the GM to pull 400 hours of compliance out and adjust Marina moorage to \$400K. Also to adjust the 5-year plan to include 10% increase in General and Roads and 20% increase in Marina dues.

**Motion to** approve and recommend to the Board the 2026 draft Budget with the amended changes stated above in bold.

**Motion by:** Bev Franklin      **Seconded by:** Erin Ryan

**Approved Unanimously**

Finance Committee to review the Final Budget Draft.

**Fee Schedule Discussion –**

The Lien Fee is \$900.00 and should be adjusted to \$1K. GM to adjust.

The Owner Transfer fee is \$400.00 and GM to check on adjustment of fee.

GM to add golf and punch card costs to budget.

Bev inquired about the Mailbox Installation and the volunteers will handle these matters.

**Motion to** approve and recommend to the Board the amended 2026 Fee Schedule.

**Motion by:** Bev Franklin      **Seconded by:** David Towie

**Approved Unanimously**

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**VI. REVIEW JULY AND AUGUST FINANCIALS:**

GM stated that Joline made changes to the July 2025 Financials and GM is to transfer \$30K from the operating account to the reserve account.

GM stated the property located at 8216 Chehalis Road is up for auction via Chehalis Bank and the auction has been rescheduled from August 8, 2025, to September 5, 2025.

Assistant GM is diligently making phone calls and sending out notifications for all delinquent accounts.

**VII. RAISE ADMINISTRATIVE CHECK WRITING AMOUNT:**

Dan stated that the \$2k amount should be raised to \$5K for checking account writing privileges for the GM.

**Motion to** approve and recommend to the Board the increase to \$5k for check writing privileges for the GM.

**Motion by:** Bev Franklin      **Seconded by:** David Towie

**Approved Unanimously**

**VIII. MEET & APPROVE FINANCE MEMBER:**

Bonnie White presented her background and requested to be added to the Finance Committee.

**Motion to** approve and recommend to the Board that Bonnie White be instituted to the Finance Committee.

**Motion by:** Bev Franklin      **Seconded by:** David Towie

**Approved Unanimously**

**IX. ADJOURNMENT:**

Adjourned Meeting at 3:19pm

**Motion by:** Bev Franklin      **Seconded by:** David Towie

**Approved Unanimously**