

BBVCC
 ARCHITECTURAL CONTROL COMMITTEE
 Meeting Minutes
 February 3, 2026 at 10:00AM

Committee Members Present		
Lisa Guthrie	Bob Whale, Board Liaison	Patrick Ryan, Board Liaison
Rich Santi	Lyle Sieg	Michael Stringam, Chair
Kevin Ryan		
Committee Members Absent		
Staff Present		
	Justine Brooks, ACC Admin	
Members Present		
	Jeff Latta	Jessica

- I. CALL TO ORDER: at 10:00 am by Michael Stringam

- II. ADOPTION OF AGENDA
Motion to approve agenda with an addition of workshop update.
Motion by: Lisa Guthrie **Seconded by:** Lyle Sieg **Approved**

- III. OPEN FORUM:
 No members wished to speak at this time.

- IV. RATIFY MINUTES: December 2, 2025
Motion to approve with the correction of Patrick Ryan being on the members present and absent list.
Motion by: Lyle Sieg **Seconded by:** Rich Santi 1 abstain **Approved**

- V. CONSENT AGENDA – Admin Approved
 A. 8025 Kayak Way – Tree Removal
Motion to Approve the Consent Agenda
Motion by: Lisa Guthrie **Seconded by:** Rich Santi **Approved**

- VI. OLD BUSINESS:
No Old Business

- VII. NEW BUSINESS:
 A. 8165 Comox Rd – Ham Radio and Weather Station
 Jeff Latta explained to the committee that this is just a fiber glass pole like an antenna on a boat. He has talked to the neighbors and they are good with him putting it up. Jeff provided his background on ham radio and weather station.
Motion to: Approve the ham radio and weather station.
Motion by: Lyle Sieg **Seconded by:** Lisa Guthrie **Approved**

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B. 8060 Niska Rd – Tree Removal

Motion to: Approve the tree removal

Motion by: Lisa Guthrie

Seconded by: Rich Santi

Approved

VIII. ADDITIONAL ITEMS DISCUSSION:

Michael provided an update on the 64.90 Task Force. Patrick and Michael are both involved with the task force, which has complicated their review of covenants. They have raised concerns about the required majority for amendments, with some legal opinions suggesting only a 20% majority is needed. The original goal of completing the task force's work by June has been delayed, estimating completion by next year.

The Committee discussed some lighting complaints that have come in stating that compliance issues should be handled by the Safety and Security Committee rather than the ACC. Kevin explained some of the lighting code with the County and that the BBV AR&Rs do not distinguish between residential and commercial lighting regulations. The BBVCC buildings are all commercial, the committee discussed adding rules regarding commercial building lighting.

VIII. ADJOURNMENT:

Motion to adjourn at 10:35 AM

Motion by: Lisa Guthrie

Seconded by: Lyle Sieg

Approved