



**NOTICE OF ANNUAL MEETING  
BIRCH BAY VILLAGE COMMUNITY CLUB**

**Friday, June 5, 2026**

**7:30PM**

**Birch Bay Village Community Club Clubhouse  
8181 Cowichan Rd. Blaine, WA. 98230**

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**June 2026 Packet Contents**

- June 5, 2026, Meeting Agenda
- Budget Meeting Minutes of November 7, 2025
- Voting Directions: Mail-in voting and Electronic/Online
- Proxy Directions
- Statements of Candidacy – Scotty Diamond, Randy Ambuehl, and Caprice Pine.
- Resolution 70-604
- Ballot
- Proxy for Annual Meeting
- 2026 Income Statement and Balance Sheet
- 2025 Income Statement and Balance Sheet

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The audit will not be enclosed so if you would like to receive a copy, please contact the BBVCC office.

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**PER THE REVISED AND RESTATED BY-LAWS OF BIRCH BAY VILLAGE COMMUNITY CLUB, INC.**

**4.7.2 June Meeting:** An annual meeting of the Club shall be held on the first Friday in the month of June of each year, at the hour of seven thirty o'clock (7:30 PM). The annual meeting of the Club shall be held for the election of Directors and the conduct of such other business as may be properly brought before the meeting.

## SUPPLEMENTAL MATERIAL

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### June 5, 2026 Meeting Agenda

1. Call to Order
  2. Open Forum – See Open Forum Rules of Order
  3. Establish Quorum
  4. Approval of Agenda
  5. Approval of Budget Meeting Minutes – November 7, 2025
  6. Resolution 70-604
  7. Announcement of Board of Directors
  8. Adjournment
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### Open Forum – RULES OF ORDER

1. Any member who wishes to speak on an issue will be given the opportunity.
  2. Only one issue at a time will be considered.
  3. If you have more than one question about an issue, consider writing them down before going to the microphone.
  4. Go to the microphone, wait to be recognized, then state your name, Division and Lot number.
  5. Comments will be limited to (3) minutes and one issue at a time.
  6. No one may speak a second time on the same topic as long as another member wants to speak a first time.
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### BUDGET MEETING MINUTES – NOVEMBER 7, 2025

**Called to order at 7:31pm by David Wilbrecht and announced that the ballot box was closed.**

#### **PROOF OF NOTICE OF MEETING AND QUORUM:**

The notice of the meeting was provided to the Board. It was explained to the members what the state requirement for a quorum is for a budget meeting.

#### **Confirmation of a Quorum:**

There was not a quorum in the room. There were approximately 35 lots in attendance and approximately 25 people were in attendance via Zoom. Due to not having a Quorum the agenda could not get approved, and no matters could be voted upon due to not having a quorum

#### **HOMEOWNERS OPEN FORUM:**

**Stephanie Rothman** (11C-038) spoke regarding the marina and how few people use the marina, dues increase and the effect it has on retired members

**Bob Comley** (009-038) stated that he is a retired banker, the cost of a home on Alabama Street years ago and the cost of that home now. With the rise in property taxes and now dues it is going to affect members.

**Larry Swchyn** (001-066) spoke regarding the golf course and the deficit of the golf course, specifically in 2024 and the 5-year plan within the budget. His question is if the golf course could be more revenue neutral or positive or repurposed.

**Darryl Sharp** (009-025) thanked the Board. Spoke regarding his concerns on the budget of salaries, and that we are running the Village like the City of Blaine. Has been here for about 50 years, living in Semiahmoo for 21 years and Semiahmoo's gardens were well taken care of. You come here and the gardens are full of weeds everywhere. We have more people working here and it doesn't look like anything gets done. Also, stores a boat here and the cost is more than golfing here.

## **FINANCE**

David Wilbrecht introduced Dan Nedved the Treasurer and Finance Committee Chair. The operating funds went up approximately 7 to 8% for the year. The salaries that we have are the same as last year and putting adequate staff in areas to get projects accomplished. Operating funds are something that we have to have, we have to have salaries, upkeep, and maintenance. The bulk of our increases and problems are the reserve funds as we didn't plan, years ago, to have things taken care of that are now antiquated and falling apart. This is common for communities like ours that are old, that have buildings and brand-new things where we didn't plan to repair, replace, or do maintenance. We recently had a 3-million-dollar special assessment for the docks, which was needed for the condition that the docks were in. We are now looking at another project for shoreline restoration, where banks are falling in and we are going to have to rebuild those. The rebuild cost is approximately half a million dollars but the red tape on the project could be up to or beyond six million dollars. It is difficult for us to plan a budget because we can't get solid numbers for this. Staff is working with the different agencies to get relief on the mitigation costs.

We are trying to build funds for reserves which will be an increase of fees and there will be increases for a few more years. We are hoping to keep those increases minimal with when these future large projects come up that we borrow money for them.

The Golf Course does run upside down. The Finance Committee sat down with every committee and asked what the needs of each of the committees were, then asked certain committees to reduce their needs or find other options to increasing the income. Both Marina and Golf have raised the fee for the 2026 budget to help keep the increase of assessments minimal. Any excess of funds at the end of 2025 will go towards the HOA reserves.

The Finance Committee meets monthly to go over the finances to ensure that the monies are properly appropriated and allocated to where it should be.

David Wilbrecht, Board President, commented that we have a very diverse community and the main things that we hear about are the golf course, marina and safety. Our user group compared to other golf courses and marinas is that the user group for others are public while ours are private. The Board President explained what has happened with the increase to the marina fees and how we now have more open spaces in the marina and boat storage. The Board has discussed and understands that the community would be upset if the marina and golf course was open to the public, even with a payment option on file and proper documentation.

To be able to get to a place where our members are happy and a better understanding of how members would like us move forward with governing the Village, the General Manager is working on a community plan. A Community plan survey has been sent out and we will be compiling those results and start building a plan for the community. We are hoping that in this next year we can come up with a path forward.

**Larry Sawchyn** (001-066) with the reserve study that was done by Pacific Reserves, is that a requirement a must have as it states that the deficit per member is \$1,336.

The GM responded, stating that it is not in Washington State. Reserve study is required by law, but unlike California, we do not have to be funded, it is a disclosure document for the current Members and

those who are purchasing. There have been members who have stated that if they knew that the dues were going to be going up they wouldn't have bought in here. Just like the Treasurer stated there are a lot of communities that are older and are in the same situation as the Village that have assets that are deteriorating and everything is wearing out at the same time. Reserves in the past have been rated to pay for operating and Boards are reluctant to raise dues because people don't like it. We now have to separate the reserve funds and operating funds to abide by the laws. Net surplus from operating will be transferred in reserves and will be reflected in next years to show that we have an extra amount than we did in the year before, which makes for a lower increase to reserve assessments. In past years in the reserve study there were things that were missed, this is common in many HOAs and if they are missing and they suddenly appear that you have to replace and find the funding for. This is for all HOAs, Sudden Valley and Semiahmoo. Semiahmoo where both the General Manager and Executive Secretary came from had a lot of missing things in their reserve study which they were responsible for replacing and they had to fund in a short period of time.

We do not want to raise the dues and not only are we having to but we are also in a fiscal squeeze, we have many projects that need to be replaced and are all wearing out at the same time. The problem is not recognizing that these projects were going to need to happen 20 years ago to be able to fund. We have major projects like converting to 64.90, the community plan, replacement of culverts, the marina... when you look at the marina in the reserves, it is an investment not an expense. If you look at the marina in 2035 it will start paying some of the assessments, it will produce more income than it is going to consume and it will be able to pay for its depreciation at the same time. It will not be like it was in the past, we are going to put money away to be able to replace the marina in 20 or 30 years. Also, with all these projects they are long lived projects where they aren't going to have to be done again in 10-20 years, you replace it with an HDP pipe and you won't have to replace it for a 100 years, but you have to replace them now. In the future when assessments going down we will still be funding these projects. Right now we are just in a bad spot and we have to get through it. Like the treasurer stated we may be able to get some financing or even open the gates in certain situations to help fund some of these projects, there could be options but for now we have to get through the increases until we can level out.

**Larry** - Did the study take into consideration the two foot increase in flood elevation?

GM responded that we didn't know but that the drainage that we are putting in is taking that into account. When we replace the piles, we plan on making them higher so that we don't have docks floating off them. We are going to have to protect the banks and we are working on that now, if you look at light house park you can see the sluffing. Birch Bay is going to have to take on more water in the future and that we are taking in consideration like that.

The Board President talked about the history of the Village and comparing it to an old Cadillac, if you take care of it the more return you will get. This next year we are going to be working on core planning, workforce loads to be able to focus on more deliverables to be able to report to the members. It is not going to take away the cost of living here.

**Rob Simons** (Elections Committee) took a few minutes before presenting the results to thank the Elections Committee for the work that they have put in. A special thanks to Sandra Bogen who has put in 25 years working on the Election Committee as the Chair, she is resigning/retiring this year. She has been doing everything that we do on elections, the way we run these elections and everything, she is absolutely fantastic.

## **Ballot Measure Results**



The total number of BBVCC Members eligible to vote is 1,092 lots. The state requirement is 50% +1 no votes are required in order to reject the proposed budget. That means we need 546 no votes to reject the budget. We had a total of 648 members vote with 602 members voting online with Election Runner.

**Budget for 2026 has been ratified with 323 Yes votes and 359 No votes.**

**Meeting minutes for the June Annual General Meeting 2025 Passed with 434 Yes votes and 137 No votes.**

**Meeting minutes for the November Annual Budget Meeting 2024 Passed with 420 Yes votes and 143 No votes.**

The voting results are subject to certification by the Board of Directors and the Board of Directors will be certifying these results in an upcoming meeting. All of the voting results will be given to David Franklin to be published in an upcoming Village email and the monthly bulletin.

A member questioned online voting as they have two lots and only voted one time. It was explained that with online voting member who have multiple lots only have to vote one time and it counts for all their lots.

Another member asked why the amount of total voters allowed was not the same as the number of lots. It was explained that some of the members are not in good standing and those members don't have the right to vote.

Missing votes or members that didn't vote were discussed. It was also discussed what it means when a member doesn't vote, as it has been insinuated that a no vote is a yes vote. A no vote is a not a yes vote or a no vote. The only votes that count are the votes that are submitted. There were approximately 500 lots that did not vote that were eligible to vote.

The Board President encouraged members to get involved and join the BBV clubs and committees.

**Adjourned at 8:17 pm**

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## MAIL-IN VOTING INSTRUCTIONS

**The purpose of this meeting is the introduction of the three new Board of Directors of Birch Bay Village Community Club.**

Enclosed you will find a ballot (Green), verbatim biographies of the three (3) members who are running unopposed and therefore the new Board members (no vote required), November 7, 2025 Annual Budget Meeting minutes explanation of resolution 70-604, as well as the appropriate envelopes for returning your ballot.

### PLEASE FOLLOW THE INSTRUCTIONS LISTED BELOW:

BALLOT (Green) –

- VOTE to ACCEPT OR REJECT the November 2025 Annual Budget Meeting Minutes.
- VOTE to ACCEPT OR REJECT Resolution 70-604
- Do not make any other marks or notes on the ballot.
- Place the Green ballot ONLY in the envelope marked “SECRECY ENVELOPE”
- Do not make any marks on this envelope.
- Place only ONE ballot per envelope.
- Place the “SECRECY ENVELOPE” in the “RETURN MAILING ENVELOPE” and complete the **Mail-in Voter Affidavit** with your printed name, signature, Division and Lot number on the back of the envelope. **If the Affidavit is not completed your ballot will not be counted.**

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## ONLINE/ELECTRONIC VOTING INSTRUCTIONS

Online/electronic voting is hosted by [@electionrunner.com](https://electionrunner.com). You will receive an email from [noreply@electionrunner.com](mailto:noreply@electionrunner.com) with a link to the ballot. Open the email and vote as soon as possible. Please check your spam folder and add the domain [@electionrunner.com](https://electionrunner.com) to your safe sender list. Click on the link in your email and it will get you to the ballot. **You are only allowed to vote once per property.**

Note: if you have multiple properties, you will **only receive one email and are only required to vote once**, your vote will count for the number of properties that you own.

If you have not received the Election Runner email by Thursday, May 7, 2026, please contact Justine Brooks at [justine@bbvcc.com](mailto:justine@bbvcc.com) or Amy Ashby at [amy@bbvcc.com](mailto:amy@bbvcc.com) .

Your electronic vote must be received no later than Thursday, June 4, 2026, to be counted.

Those who have not provided email addresses and would like to do so, please contact Justine Brooks at [justine@bbvcc.com](mailto:justine@bbvcc.com) or Amy Ashby at [amy@bbvcc.com](mailto:amy@bbvcc.com) .

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## RESOLUTION 70-604 – Explained

### Association Resolution for Revenue Ruling 70-604 Election

**WHEREAS**, the Birch Bay Village Community Club is a nonprofit, mutual benefit corporation duly organized and existing under the laws of the State of Washington; and

**WHEREAS**, the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service

**NOW, THEREFORE**, the members hereby adopt the following resolution by and on behalf of the BBVCC:

**RESOLVED**, that any excess of membership income over membership expenses for the year ended 2026 shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

#### **Explanation:**

*A “Yes” vote approves the election under Revenue Ruling 70-604 to “roll over” any excess “member income” (as defined by the IRS) from the current tax year to the next tax year. This is an important tax planning tool for the Association that requires approval by the membership in order to avoid possible dispute with the IRS in the event of a tax audit. Approval of this election by the members provides the Association with protection from negative tax results, and possibly saves the Association money that would otherwise be paid in taxes. At the advice of our CPA, there are no negative consequences to approving this election, but there is the possibility of negative consequences if it is not approved. ([www.revenueruling70-604.com](http://www.revenueruling70-604.com))*



**STATEMENTS OF CANDIDACY - Please review the statements of candidacy for the Board of Directors. As there were only three candidates, they will be your three new Board members.**

## Candidate Statement – Scotty Diamond

8055 Cowichan Road, Blaine WA 98230

BBVCC Board Candidate Form

Name: Scotty Diamond

Address: [REDACTED] Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Years of residency in BBVCC: TWENTY Hours per month you are employed: SELF EMPLOYED

Highest level of school attended: COLLEGE CREDITS Military Background: NA

Relevant experience and/or employment (attach a resume if desired): SEE ATTACHED

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Boards and Associations with which you have served: BOARD OF DIRECTORS CATALINA GROUP

PLANING COMMITTEES IN SHORELINE WA MASTER BUILDERS ASSOCIATION KC

\_\_\_\_\_  
BBVCC activities (Clubs, Committees and Board): GOLF PICKLEBALL TENNIS, 64.90 TASK FORCE

\_\_\_\_\_  
\_\_\_\_\_

Why are you interested in serving on the Board? HELP TO PRESERVE THE BEAUTIFUL LACE WE LIVE AND WORK TO IMPROVE THE THINGS THAT MAKE OUR QUALITY OF LIFE AND NEIGHBORHOOD VIBRANT AND FRIENDLY

\_\_\_\_\_  
\_\_\_\_\_

What experience, skills, and personal qualifications can you bring to the Board? \_\_\_\_\_

SEE RESUME BUILDING - LAND DEVELOPMENT - PLANNING - WORK WELL WITH OTHERS

\_\_\_\_\_  
\_\_\_\_\_



Other Volunteer Commitments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Goals as a Board Director: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Number of BBVCC Board Meetings you have attended: \_\_\_\_\_

Are you currently involved in litigation with BBVCC? NO  
\_\_\_\_\_  
\_\_\_\_\_

Other information you wish to provide: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I understand that Board of Directors responsibilities require:

- A time commitment
- Attendance at the monthly Board of Directors meeting
- Regular attendance on a Standing Committee
- Signing the "Good Faith Conduct Statement"
- Must be a BBVCC Member in good standing
- Agree to abide by all the Covenants, By-Laws and Rules and Regulations of Birch Bay Village Community Club, Inc.



## **MR. SCOTT C SOLBERG**

**AKA**

**SCOTTY DIAMOND**

Home Address:

[REDACTED]

email:

[REDACTED]

### **SPECIAL SKILLS**

**MORTGAGE BANKING [REO'S & Loan Servicing]  
REAL ESTATE AND LAND DEVELOPMENT  
NEW CONSTRUCTION  
PROPERTY RENOVATION  
MORTGAGE BACKED SECURITIES  
MARKETING AND SALES  
PROPERTY MANAGEMENT**

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Highly qualified, motivated, personable Executive Manager with 24 years experience in all aspects of **Real Estate Owned, Real Estate Investing, Real Estate Development, General Contractor, Property Management, Real Estate Brokerage**

President/Owner Catalina Co., **General Construction Company** (1989-2009)

Member Tristate Associates LLC **Land Development & Holding Company** (2008-2012)

President/Owner Catalina Group LLC **Real Estate Brokerage** (2006-present)

Managing Member Diamond Builders LLC **General Construction Company** (2015-present)

Highly skilled in making informed decisions and acting quickly in instances that require accurate, cost-effective judgment. Works well under pressure while maintaining a professional demeanor at all times.

Headed REO division (2 ½ yrs.) at Preferred Funding skillful at negotiating Short Sales and well-familiar with Participation Agreements, Business Plans, Proformas, **Mortgage Backed Securities** and essentially all phases of Mortgaging Banking.

### **Real Estate Owned Division Head**

- Headed the REO Division of Preferred Funding for 2 ½ yrs. (when 3<sup>rd</sup> largest private money lender in Washington State) résumé reviewed/approved by DFI.
- Duties involved direct travel to distressed properties, making proper evaluation of assets current condition both physically and economically that were in Preferred Funding's REO portfolio. Complete timely complex analyses and determine proper asset value. Translate to business executives exactly what the best option and direct path that was

required for them to achieve the maximum value of return for each REO, and proceeded to accomplish that.

- Obtained realistic BPO's/Appraisals/Budgets
- Hired and oversaw brokers, contractors and property management firms as required by each plan of action
- Actively involved as primary Loss Mitigation Executive

### **Real Estate Investing**

- Highly knowledgeable in all factors of Real Estate Documents including Purchase & Sales Agreements, Listing Agreements, Appraisals, Title Insurance Binders, Deeds of Trusts, Legal Descriptions, Promissory Notes, Assignment of Rents, Subordination Agreements, Lease Agreements, etc.
- Familiar with real estate laws in the State of Washington.
- Have bought, sold and currently own properties both personally and as a managing member of several LLC's.
- Current co-owner of Catalina Group/dba Catalina Properties Real Estate Brokerage Firm
- Formerly Licensed as a Washington State Real Estate Agent (currently inactive)
- Member of City of Shoreline SE Briarcrest Subcommittee Growth Plan.
- Successfully rezoned 7 properties (4 owned & 3 neighbors' properties) with unanimous City of Shoreline Planning Commission vote and entire City Council. Included Power Point presentation, coordination with city staff, formal neighborhood notification, meetings, etc.
- Have business and personal relationships with several Presidents and Senior Vice Presidents of area Northwest Banks including Skagit Bank, Washington Federal Savings & Loan, BECU, Alaska USA credit union and Private Investors for the purpose of obtaining funding for projects.
- Have long-term relationships with many area Brokers, Agents, Property Management firms for the purpose of marketing/managing and/or selling real estate.
- Member of Real Estate Association of Puget Sound

### **Real Estate Development**

- Well familiar with Development Codes and Zoning requirements.
- Have many years of experience working with local Planning and Building Departments.
- Extensive work with Planners, Surveyors, Engineers, Architects, GeoTechs, Appraisers, City, County and State Agencies in private sector to perfecting entitlements and obtaining permits that increase density/property values; i.e., short plats, subdivisions, plat approvals, building permits, condo conversions, etc.

**Securities**

- Experienced and knowledgeable with Mortgage Backed Securities and the private placement of funds secured by an Assignment of Deed of Trust.
- Provided services for Preferred Funding Inc. as Manager, Loan Servicing also acted as Manager, REO from September 2000 through January 2003. It was my job to oversee the collection of monthly payments, prepare payoff requests, make inspections and review construction/development draw requests, verify entitlements, monitor taxes and insurance payments by borrowers, refer delinquent loans to attorney for foreclosure, complete and/or prepare for sale properties in the REO portfolio, work with brokers, agents, title & escrow to bring forward successful closing sales transactions and refinance to maximize return to investors/lender.
- Familiar with Department of Financial Institution and State Laws governing rules and regulations regarding the placement of private funds.

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**WORK HISTORY CHRONOLOGY**

2015	present	Diamond Builders LLC Managing Member/Owner General Construction Company
2010	2015	Managed projects for others
1998	2009	Catalina Company President/Owner General Construction Company
2006	present	Catalina Group LLC Managing Member/Owner Real Estate Brokerage Firm as well as other holdings
2002	2012	Simpson & Solberg LLC Managing Member/co owner Simpson & Solberg I, II, III were three separate companies formed for three separate developments
2008	2013	Tristate Associates LLC Managing//Owner Real Estate Holding Company
2000	2003	Preferred Funding, Inc. Manager/REO's/Loan Servicing
1999	2000	Project Manager/Contractor of PFI's REO at Birch Bay Getaway Resort Cabins Condominiums Undertook renovation/restoration & condo conversion of dilapidated 1930's cabins including foundation work on all, design, moving walls within, landscaping, parking & built largest retaining wall in Whatcom County behind the 8 cottages. Obtained permits for the transport of 360+ 4,000 lb. cinder blocks and directed their placement. Successfully worked with Whatcom County governmental agencies to comply with codes and converted cabins to individual condo status. Implemented and over saw business model to operate as a vacation resort rental.
1990	1998	Real Estate Investor

		Course Studies Project Manager for Multiple-family Rehabilitation Properties General Construction Services
1985	1989	Scotsmen Construction President/Owner General Construction Company
1982	1985	General Construction Services
1982		Graduated Ballard High School
1978	1982	Carpenters Apprentice
1978	through present	Continuing Education, Course Studies

**Computer Skills**

Word, Excel, Microsoft Outlook, Adobe Acrobat, Microsoft Project, Quickbooks, CAD, Power Point, Web based and cloud filing systems, Apple apps for Ipad and Iphone. In recent years have gone virtually paper less.

**Family,**

Father of 4 grown children – son & daughter college graduates and 2 sons skilled in all phases of construction

**Hobbies/Interests**

Golfing, Running, Reading, Music, Traveling



## Candidate Statement – Caprice Pine

8055 Cowichan Road, Blaine WA 98230

BBVCC Board Candidate Form

Name: Caprice Pine

Address: [REDACTED] Email: [REDACTED] Phone: [REDACTED]

Years of residency in BBVCC: 4 Hours per month you are employed: 0

Highest level of school attended: MA Military Background: None

Relevant experience and/or employment (attach a resume if desired): \_\_\_\_\_

Bio attached \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Boards and Associations with which you have served: See bio

\_\_\_\_\_

\_\_\_\_\_

BBVCC activities (Clubs, Committees and Board): See bio

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Why are you interested in serving on the Board? I like to be involved to improve things. I am passionate about the Village and would love to

have the opportunity to serve on the Board, both to complete the departing member's term, and to serve on the next Board if elected, in order to help move the

Village to the next level.

\_\_\_\_\_

\_\_\_\_\_

What experience, skills, and personal qualifications can you bring to the Board? See bio

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\_\_\_\_\_

\_\_\_\_\_



Other Volunteer Commitments: See bio

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Goals as a Board Director: To ensure the Village achieves all of the goals in its strategic plan. To move the Village forward regarding infrastructure, community building and participation, and to keep the Village safe and secure and maintain/improve homeowner value.

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Number of BBVCC Board Meetings you have attended: None

Are you currently involved in litigation with BBVCC? No

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Other information you wish to provide: See bio

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I understand that Board of Directors responsibilities require:

- A time commitment
- Attendance at the monthly Board of Directors meeting
- Regular attendance on a Standing Committee
- Signing the "Good Faith Conduct Statement"
- Must be a BBVCC Member in good standing
- Agree to abide by all the Covenants, By-Laws and Rules and Regulations of Birch Bay Village Community Club, Inc.

## Caprice Pine, Candidate for BBV Board of Directors

Retired HR Professional, Board Experience, Active on Committees



- Retired Human Resources Professional, consultant to dozens of organizations over 40 years
- Board President at Edgebrook Swim and Tennis Club (Bellevue, 2012-2016)
- Elected to the Birch Bay Village Incorporation Association Steering Committee November, 2023, served 2 years
- BBV member since February 2021, active in the community:
  - Service and Social Club Co-Chair (previously Chair)
  - Previously Buildings and Grounds Committee Secretary for 3 years
  - Sport Courts Committee Chair
  - Pickleball and Tennis enthusiast – I organize Pickleball for 100+ players on the Spond app in the Spring, Summer, and Early Fall each year
  - Line Dancer with the Kovid Kickers in BBV
  - Getting back to my musical roots, I played Glinda the Good Witch in the Blaine Community Theater production of *Christmas in Oz* in December, 2025, and joined the Peace Arch Community Chorale in January, 2026

My husband and I joined Birch Bay Village in February 2021 when we bought a vacation getaway on Skeena way. We visited many times that year, and became full-time, year-round residents with our cat in Spring of 2022. We love living in the Village and have made a number of friends here, many of the Pickleball persuasion. I have been active on various committees since moving here – I like to get involved to help improve things. I care deeply about the Village, and I would love to have the opportunity to serve on the BBV Board of Directors if you elect me.

My Board experience comes from my time at Edgebrook Swim and Tennis Club. Edgebrook is a member-owned neighborhood club in Bellevue with upward of 600 members. After serving on the Tennis Committee and chairing the Aquatics Committee I was elected to the Board and selected as its President. During my tenure at Edgebrook we hired a new General Manager and a new Tennis Director, created a new performance review process, conducted member satisfaction surveys for both summer and year-round members, trained staff on HR issues, upgraded the club website and improved communications between management and membership. Difficult decisions and strong feelings on all sides are familiar territory for me. My fellow Board members and I tried to be proactive in anticipating and addressing member concerns, of which there were plenty.

My professional experience as a Human Resources Consultant working with the leaders of privately and publicly held companies has given me a good understanding of the issues that organizations face at the “big picture” level. As an HR leader through boom and bust cycles, I developed skills for change management that I can use to help the Village position itself for a bright future. I retired from my HR work in April of 2025.

I believe my business experience in general, and my HR expertise in particular, will be of benefit to BBV if I am chosen to serve on the Board. Thank you for your consideration.



## Candidate Statement – Randy Ambuehl



8055 Cowichan Road, Blaine WA 98230

BBVCC Board Candidate Form

Name: Randy Ambuehl

Address: [REDACTED]

Years of residency in BBVCC: 25 Hours per month you are employed: 0 (retired)

Highest level of school attended: High School / Apprenticeship Military Background: None

Relevant experience and/or employment (attach a resume if desired):

See attached Statement of Candidacy

Boards and Associations with which you have served:

See attached Statement of Candidacy

BBVCC activities (Clubs, Committees and Board):

See attached Statement of Candidacy

Why are you interested in serving on the Board?

See attached Statement of Candidacy

What experience, skills, and personal qualifications can you bring to the Board?

See attached Statement of Candidacy

Other Volunteer Commitments: None

Goals as a Board Director: See attached Statement of Candidacy

Number of BBVCC Board Meetings you have attended: 45 (approximately)

Are you currently involved in litigation with BBVCC? No.

Other information you wish to provide: \_\_\_\_\_

### Statement Of Candidacy of Randy Ambuehl

For Election as a Director of BBVCC

I have resided at [REDACTED] Lot 47, Division 12 since 2001. I am a retired electrician, so I have free time to devote to the position.

**Relative experience and/or employment / Boards and Associations with which you have served / What experience, skills, and personal qualifications can you bring to the Board?:**

I have extensive experience working for, and serving on, various boards and committees including:

2003-2016 - Training Director, Northwest Washington Electrical Industry Joint Apprenticeship and Training Committee. Managed a joint Labor/Management electrical training program for apprentice and journey-level electricians covering the nine Northwestern counties of Washington State.

1983-2017 – Served on various I.B.E.W. Local Union committees, including Executive Board, Apprenticeship, Negotiations, Building Trades, Labor/Management and Public Relations.

1993-1996 – Member, Idaho Job Training Council, Idaho Employment Advisory Committee, and Idaho Governor's Advisory Committee on Workers' Compensation.

1987-1993 – Trustee, Eighth District Electrical Benefit Fund (health care plan)

1988-1993 – Member, Idaho State Electrical Board and Boise City Electrical Board of Appeals

**BBVCC activities:**

I was appointed to the Board of Directors in April of 2022, to fill the remaining year of the term of a Board member who had resigned. I ran for and was elected to serve a three-year term on the Board in 2023.

I am currently the Board liaison to the Marina Committee and have in the past served as the Board liaison to the Building & Grounds and Safety & Security Committees.

**Why are you interested in serving on the Board / Goals as a Board Director:**

I have been coming to Birch Bay Village since my parents moved here in 1991, and I have seen it change from a community of many empty lots to one which is nearly full. I have enjoyed living here in Birch Bay Village and want to help contribute to its ongoing success and quality of life. It is truly a special place.

I have found serving on the Board to be very challenging, but also very rewarding, in being able to be a part of helping and improving our community. I have decided to seek election for another term on the Board to be able to continue to do so.

I want to support the efforts of our Board and General Manager to continue to expand our outreach and communications to the members of our community and to get more residents informed of, and involved in, its operations and maintenance, along with the current efforts to develop a Community Plan. I want us to be in a position so that we have the financial reserves necessary, and plans in place, to maintain our aging Village infrastructure, including our roads, buildings, parks, and other amenities, in addition to any improvements that the Village deems necessary.

I do not believe that I have any situation or involvement that might be considered to be a conflict of interest to serve on the Board of Directors.

## 2026 Financial Statements – (Unaudited) DRAFT

Birch Bay Village Community Club					
Fund Balance Sheet		UNAUDITED DRAFT			
03/31/2026					
Assets	Operating Fund	General Reserves	Marina Reserves	Roads & Drainage Reserves	Total
Cash	1,498,780	561,372	189,087	792,288	3,041,526
CDs	808,861	692,558	458,436	923,042	2,882,897
Bonds		298,870		199,248	498,118
Cash Assets	(152)				(152)
Inventory Assets	12,126				12,126
Prepaid Assets	17,688				17,688
Property & Equipment	4,783,193				4,783,193
Accounts Receivable	213,963		331,538		545,501
Intrafund Transfers					
Intrafund Transfers	55,438	(65,273)	57,008	(47,173)	
Other Assets	(569)				(569)
<b>Total Assets</b>	<b>7,389,328</b>	<b>1,487,527</b>	<b>1,036,069</b>	<b>1,867,405</b>	<b>11,780,330</b>
<b>Liabilities</b>					
Payables	91,939		(13,635)		78,304
Refundable Deposits	99,425				99,425
Prepaid Balances	28,155				28,155
Payroll Liabilities	51,390				51,390
Other liabilities	2,307				2,307
Reserve Commitments		1,358,588	946,112	1,665,499	3,970,199
<b>Total Liabilities</b>	<b>273,215</b>	<b>1,358,588</b>	<b>932,477</b>	<b>1,665,499</b>	<b>4,229,779</b>
<b>Members Equity</b>					
Members Equity	7,361,841				7,361,841
Reserves		(187,186)	(1,807,818)	(994,807)	(2,989,811)
Current Year Net Income	1,067,276	213,909	655,703	347,520	2,284,408
<b>Total Equity</b>	<b>8,429,117</b>	<b>26,723</b>	<b>(1,152,115)</b>	<b>(647,287)</b>	<b>6,656,437</b>
<b>Total Liabilities &amp; Equity</b>	<b>8,702,332</b>	<b>1,385,310</b>	<b>(219,638)</b>	<b>1,018,212</b>	<b>10,886,217</b>
<b>Total Assets</b>					<b>11,780,330</b>
<b>Variance</b>					<b>894,113</b>

\* 3/31/2026 Balance sheet is out of balance by \$894,113 which equals Net Income not yet rolled over into Retained Earnings from 2025. This correction will be posted when fiscal year 2025 is closed prior to the final audit. Similarly, reserve fund and operating fund balances will be allocated to balance before closing.

Birch Bay Village Community Club			
Income Statement		UNAUDITED DRAFT	
01/01/2026 - 03/31/2026		Operating and Reserve	
Income	Actual	Budget	Variance
Dues	1,567,416	1,563,927	3,489
General Reserve	310,413	310,413	
Road Reserve	357,415	357,415	
Marina Reserve	661,020	643,855	17,165
Admin	22,671	17,125	5,546
Architectural	3,300	5,000	(1,700)
Compliance	2,725	2,500	225
Marina	394,467	412,035	(17,568)
Golf	62,307	53,675	8,632
Pro Shop	4,458	4,325	133
Pool	120	180	(60)
Clubhouse	1,500	750	750
Maintenance	110		110
Misc	1,202	1,575	(373)
Interest Operating	3,697	10,000	(6,303)
Interest General Reserve	2,906		2,906
Interest Marina Reserve	725		725
Interest Road Reserve	6,406		6,406
Gain on Sale of Assets	5,000		5,000
<b>Total Income</b>	<b>3,407,858</b>	<b>3,382,775</b>	<b>25,083</b>
Expense	Actual	Budget	Variance
Personnel	335,096	424,173	89,077
Admin	93,153	88,665	(4,488)
Maintenance	17,632	30,380	12,748
Clubhouse	2,287	2,340	53
Pool	1,369	1,843	473
Golf	19,727	24,330	4,603
Parks	2,535	24,833	22,298
Marina	346,566	346,977	411
Roads	5,422	6,500	1,078
Security	95,945	88,762	(7,183)
Lakes	2,888	14,250	11,362
Pro Shop	2,896	4,663	1,767
Other	69,701	18,750	(50,951)
General Reserves	99,410	42,788	(56,622)
Marina Reserves	12,522	80,313	67,791
Road Reserves	16,301	217,375	201,074
<b>Total Expense</b>	<b>1,123,450</b>	<b>1,416,941</b>	<b>293,491</b>
<b>Net Income</b>	<b>2,284,408</b>	<b>1,965,834</b>	<b>318,574</b>

<b>Birch Bay Village Community Club</b>			
<b>Income Statement</b>		<b>UNAUDITED DRAFT</b>	
<b>01/01/2026 - 03/31/2026</b>		<b>Operating</b>	
<b>Income</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>
Dues	1,567,416	1,563,927	3,489
Admin	16,191	17,125	(934)
Architectural	3,300	5,000	(1,700)
Compliance	2,725	2,500	225
Marina	394,467	412,035	(17,568)
Golf	62,307	53,675	8,632
Pro Shop	4,458	4,325	133
Pool	120	180	(60)
Clubhouse	1,500	750	750
Maintenance	110	0	110
Misc	1,202	1,575	(373)
Interest	3,697	10,000	(6,303)
Gain on Sale of Assets	5,000	0	5,000
<b>Total</b>	<b>2,062,493</b>	<b>2,071,092</b>	<b>(8,599)</b>
<b>Expense</b>			
Personnel	335,096	424,173	89,077
Admin	93,153	88,665	(4,488)
Maintenance	17,632	30,380	12,748
Clubhouse	2,287	2,340	53
Pool	1,369	1,843	473
Golf	19,727	24,330	4,603
Parks	2,535	24,833	22,298
Marina	346,566	346,977	411
Roads	5,422	6,500	1,078
Security	95,945	88,762	(7,183)
Lakes	2,888	14,250	11,362
Pro Shop	2,896	4,663	1,767
Other	69,701	18,750	(50,951)
<b>Total</b>	<b>995,217</b>	<b>1,076,466</b>	<b>81,249</b>
<b>Net Income</b>	<b>1,067,276</b>	<b>994,626</b>	<b>72,650</b>

## 2025 Financial Statements - DRAFT

Birch Bay Village Community Club					
Fund Balance Sheet		UNAUDITED DRAFT			
As of: 12/31/2025					
Assets	Operating Fund	General Reserves	Marina Reserves	Roads & Drainage Reserves	Total
Cash	354,933	175,959	200,371	34,873	766,135
CDs	805,191	764,652	457,711	1,318,277	3,345,831
Bonds		298,870		199,248	498,118
Cash Assets	(152)				(152)
Inventory Assets	10,815				10,815
Prepaid Assets					
Prepaid Assets	18,257				18,257
Property & Equipment	4,783,193				4,783,193
Accounts Receivable	121,404		361,363		482,767
Interfund Transfers	72,496	(46,054)	20,732	(47,173)	
Other Assets	(569)				(569)
<b>Total Assets</b>	<b>6,165,568</b>	<b>1,193,426</b>	<b>1,040,177</b>	<b>1,505,225</b>	<b>9,904,397</b>
<b>Liabilities</b>					
Payables	129,759		(13,635)		116,124
Refundable Deposits	90,225				90,225
Prepaid Balances	407,202				407,202
Payroll Liabilities	52,335				52,335
Other liabilities	2,169				2,169
Reserve Commitments		1,358,588	946,112	1,665,499	3,970,199
<b>Total Liabilities</b>	<b>681,690</b>	<b>1,358,588</b>	<b>932,477</b>	<b>1,665,499</b>	<b>4,638,254</b>
<b>Members Equity</b>					
Members Equity	7,361,841				7,361,841
Reserves		(187,186)	(1,807,818)	(994,807)	(2,989,811)
Current Year Net					
Income/(Loss)	254,078	(148,539)	520,001	268,573	894,113
<b>Total Equity</b>	<b>7,615,919</b>	<b>(335,725)</b>	<b>(1,287,817)</b>	<b>(726,234)</b>	<b>5,266,143</b>
<b>Total Liabilities &amp; Equity</b>	<b>8,297,608</b>	<b>1,022,863</b>	<b>(355,340)</b>	<b>939,265</b>	<b>9,904,397</b>
<b>YE Interfund Balance</b>					
Entries	(2,132,040)	170,563	1,395,517	565,960	

Birch Bay Village Community Club		UNAUDITED DRAFT	
Income Statement - Operating & Reserve			
01/01/2025 - 12/31/2025			
Income	Actual	Budget	Variance
Dues	2,344,374	2,339,340	5,034
General Reserve	331,913	331,913	
Road Reserve	278,184	278,184	
Marina Reserve	548,200	548,200	
Admin	89,389	77,750	11,639
Architectural	18,500	20,000	(1,500)
Compliance	40,985	9,000	31,985
Marina	632,688	652,658	(19,970)
Golf	149,363	156,841	(7,478)
Pro Shop	37,634	44,600	(6,966)
Pool	18,465	16,000	2,465
Clubhouse	6,250	3,000	3,250
Maintenance	150	750	(600)
Misc	107,067	102,720	4,347
Interest - Operating	51,858	25,000	26,858
Interest - General Reserve	38,215		38,215
Interest - Marina Reserve	23,751		23,751
Interest - Road Reserve	50,690		50,690
Gain on Sale of Assets	13,000		13,000
<b>Total Income</b>	<b>4,780,675</b>	<b>4,605,956</b>	<b>174,719</b>
<b>Expense</b>			
Personnel	1,426,207	1,462,606	36,399
Admin	376,895	370,989	(5,906)
Maintenance	72,966	107,105	34,139
Clubhouse	19,535	11,450	(8,085)
Pool	19,611	22,850	3,239
Golf	129,230	158,075	28,845
Parks	29,730	51,000	21,270
Marina	657,378	649,658	(7,720)
Roads	14,442	50,000	35,558
Security	367,325	364,956	(2,369)
Lakes	14,437	58,501	44,064
Pro Shop	24,657	15,950	(8,707)
Other	82,656	124,520	41,864
General Reserves	518,617	806,520	287,903
Marina Reserves	72,577	166,000	93,423
Road Reserves	60,301	348,833	288,532
<b>Total Expense</b>	<b>3,886,562</b>	<b>4,769,013</b>	<b>882,451</b>
<b>Net Income</b>	<b>894,113</b>	<b>(163,057)</b>	<b>1,057,170</b>

**Birch Bay Village Community Club**

**Income Statement - Operating**

01/01/2025 -

12/31/2025

UNAUDITED DRAFT

Income	Actual	Budget	Variance
Dues	2,344,374	2,339,340	5,034
Admin	68,761	77,750	(8,989)
Architectural	18,500	20,000	(1,500)
Compliance	40,985	9,000	31,985
Marina	632,688	652,659	(19,970)
Golf	149,363	156,841	(7,478)
Pro Shop	37,634	44,600	(6,966)
Pool	18,465	16,000	2,465
Clubhouse	6,250	3,000	3,250
Maintenance	150	750	(600)
Misc	107,067	102,720	4,347
Interest	51,858	25,000	26,858
Gain on Sale of Assets	13,000	0	13,000
<b>Total Income</b>	<b>3,489,095</b>	<b>3,447,660</b>	<b>41,435</b>
Expense	Actual	Budget	Variance
Personnel	1,426,207	1,462,606	36,399
Admin	376,845	370,989	(5,856)
Maintenance	72,966	107,105	34,139
Clubhouse	19,535	11,450	(8,085)
Pool	19,611	22,850	3,239
Golf	129,230	158,075	28,845
Parks	29,730	51,000	21,270
Marina	657,378	649,658	(7,720)
Roads	14,442	50,000	35,558
Security	367,325	364,956	(2,369)
Lakes	14,437	58,501	44,064
Pro Shop	24,657	15,950	(8,707)
Other	82,656	124,520	41,864
<b>Total Expense</b>	<b>3,235,017</b>	<b>3,447,660</b>	<b>212,643</b>
<b>Net Income</b>	<b>254,078</b>	<b>0</b>	<b>254,078</b>