

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

Committee Members Present		
Michael Stringam, Chair	Bob Whale, Board Liaison	Lisa Guthrie
Rich Santi	Lyle Sieg	Kevin Ryan
Committee Members Absent		
Staff Present		
	Justine Brooks, ACC Admin	
Members Present		
	Dean Yeo – 12A-010	David Scheirman

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

- II. ADOPTION OF AGENDA
Motion to approve agenda with the addition of a workshop after the regular meeting.
Motion by: Lisa Guthrie **Seconded by:** Lyle Sieg **Approved**

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

- IV. RATIFY MINUTES: February 2, 2026
Motion to approve
Motion by: Lisa Guthrie **Seconded by:** Bob Whale **Approved**

- V. CONSENT AGENDA – Admin Approved

- VI. OLD BUSINESS:
No Old Business

- VII. NEW BUSINESS:
 - A. 8036 Makah Rd – Tree Removal
Motion to: Approve
Motion by: Lisa Guthrie **Seconded by:** Rich Santi **Approved**

 - B. 5445 Salish Rd – Culvert
Motion to: Approve
Motion by: Lyle Sieg **Seconded by:** Lisa Guthrie **Approved**

 - C. 5703 Nakat Way – Tree Removal
Motion to: Approve
Motion by: Lisa Guthrie **Seconded by:** Rich Santi **Approved**

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D. 5640 Nakat Way – New Home Construction +

Motion to: Approve with the condition to either meet the 25” setback requirement on Comox Road or request a variance from the Board

Motion by: Lisa Guthrie **Seconded by:** Bob Whale **Approved**

E. 8133 Cowichan Rd – Addition – Golf Cart Shed/Garage

Motion to: Approve with the condition of receiving the correct impervious calculations for the property.

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

F. 8102 Quinault Rd – Outdoor Sauna

Motion to: Approve

Motion by: Bob Whale **Seconded by:** Lisa Guthrie **Approved**

VIII. ADDITIONAL ITEMS DISCUSSION:

- **Scheirman Agreement**

The Committee discussed the request from the Scheirman’s to have an agreement exempting them from tree-related restrictions as it states in the governing documents. They also discussed the Board letter that was sent out and the confusion regarding the letter. David S explained the need for a written agreement from the ACC to allow for vegetation over 6 feet in height, as per the covenants. The Committee suggested that the ACC lacks authority to grant such agreement and proposed removing the specific clause from the AR&Rs that causes issues. They agreed to consider this clause during a the workshop discussion. The Committee highlighted the need for better documentation of the community’s history and a discontinuity between different Committee within the Village.

- **ACC Workshop discussion**

The Committee discussed revising the AR&Rs to address vegetation height restrictions, particularly the 4-foot rule for lakes (waterways) and golf courses. Michael explained that the Board could make decisions on the AR&R changes with a simple majority vote in a public Board meeting, while the Covenants would be more complex by needing a community vote.

Motion to: Remove 5.9.7 c from the Architectural Rules and Regulations

Motion by: Lyle Sieg **Seconded by:** Bob Whale

VIII. ADJOURNMENT:

Motion to adjourn at 11:11am

Motion by: Lisa Guthrie **Seconded by:** Bob Whale **Approved**