

- d. Golf Committee – No Minutes
- e. Finance Committee – Minutes of February 25, 2026
- f. Marina Committee – Minutes of February 24, 2026
- g. Lakes and Drainage – Minutes of February 2, 2026
- h. Operations Report Review
- i. Action Item List Review

MOTION TO: Approve consent agenda with item c removed to discuss.
MOTION BY: Dave Owen SECONDED BY: Dan Nedved
APPROVED: X NOT APPROVED: TABLED: DIED:
IN FAVOR: 5 OPPOSED: ABSTAINED:

Item C Safety and Security Minutes were pulled for a discussion regarding the golf cart registration requirements

MOTION TO: Approve modifying the golf cart policy to require one visible sticker on the back of carts whether they have a winter cover or not.
MOTION BY: Dave Owen SECONDED BY: David Wilbrecht
APPROVED: X NOT APPROVED: TABLED: DIED:
IN FAVOR: 5 OPPOSED: ABSTAINED:

VII. FINANCIAL REPORTS –

The General Manager discussed the state of the financials and that we do not currently have financial reports. There should be some reports provided at the April Board meeting. With the difficulties that staff have been having with the software we are almost up to date for 2025, which will clean up the balances so that 2026 reports will be correct.

The current Bookkeeper gave two weeks’ notice and we are working on getting that seat filled.

VIII. OLD BUSINESS AND VOTING AS NECESSARY

a. Volunteer Dinner Budget

David Franklin presented the volunteer dinner budget that will be for all the committee members who are serving on committees. The Board discussed the budget and that Board member Dave Owen has volunteered to barbecue/roast a hog and other members of committees have offered to assist with barbecuing. The budget includes food, drinks and some prizes.

MOTION TO: Approve \$4,500 for the Volunteer Dinner budget.
MOTION BY: Dan Nedved SECONDED BY: Dave Owen
APPROVED: X NOT APPROVED: TABLED: DIED:
IN FAVOR: 5 OPPOSED: ABSTAINED:

b. Town Hall Review

The General Manager discussed the Community Plan Town Hall and the feedback that is coming in from it. There has been a community plan email address set up for the members to submit their comments and concerns. Kimley Horn, the company putting together the Community Plan has planned a presentation for the Board at the April Board meeting.

c. 2026 Fishing Rule Revision

The Board discussed the proposed temporary 2026 Fishing Rules. They discussed launching boats into the lakes and revising the barbless hook rule to only allow for single barbless hooks and not

allow treble hooks.

MOTION TO: Approve the temporary fishing rules for 2026 changing the rule to only allow single barbless hooks

MOTION BY: Dave Owen SECONDED BY: David Wilbrecht

APPROVED: X NOT APPROVED: TABLED: DIED:

IN FAVOR: 5 OPPOSED: ABSTAINED:

IX. NEW BUSINESS AND VOTING AS NECESSARY

a. Board Member Appointment

The Board discussed the appointment of the vacant Board position. There were several community members expressing their interest in serving for the few months until the election in June, those members include Caprice Pine, Bev Franklin, Bill Reilly, Kevin Ryan, Scotty Diamond, and David Scheirman. All candidates would be great for the position and clarified that the appointment would be for 3 months and that the candidate that would be elected in June would fill a 3-year term. At this point Bev Franklin stated that she would take her name out of the running for the 3-year term. The Board will discuss the appointment in executive session and come out and vote on the appointment.

b. Safety & Security Committee – Member Recommendation

The Board discussed committee member recommendations they decided to hold a single motion and vote to appoint all the members up for recommendation.

MOTION: approve all members up for recommendation – Safety and Security Committee, Election Committee, Marina Committee.

MOTION BY: Bob Whale SECONDED BY:

APPROVED: NOT APPROVED: TABLED: DIED:

IN FAVOR: OPPOSED: ABSTAINED:

c. Golf Committee Membership Memo

Laura Bailey presented the proposal to expand golf memberships and provide the Pro Shop manager more autonomy in accepting new membership from outside the Village. The current bureaucratic process has created barriers to attract new members and suggested implementing a case-by-case screening process with a \$950 membership fee and a credit card requirement. It was noted that this program would sunset if it did not work effectively.

MOTION: Approve policy change.

MOTION BY: David Wilbrecht SECONDED BY: Bob Whale

APPROVED: X NOT APPROVED: TABLED: DIED:

IN FAVOR: 5 OPPOSED: ABSTAINED:

The Board reviewed the survey for golf

MOTION: Approve the survey

MOTION BY: Dave Owen SECONDED BY: Dan Nedved

APPROVED: X NOT APPROVED: TABLED: DIED:

IN FAVOR: 5 OPPOSED: ABSTAINED:

d. Marina Committee – Member Recommendations

Discussed and voted earlier with the other member recommendations.

The Board discussed the Marina Rule Revision for variance on beam width of boats. Charlie Hall presented the requested revision and that there was a member that we have put on a 90 day waiting list due to beam width and to see if the variance rule and process could get approved. There will be

a variance procedure to go along with the process that the Marina committee will be reviewing.

MOTION: Approve marina rule revision

MOTION BY: Randy Ambuehl SECONDED BY: Dave Owen

APPROVED: X NOT APPROVED: TABLED: DIED:

IN FAVOR: 5 OPPOSED: ABSTAINED

e. Elections Committee – Member Recommendation

Discussed and voted earlier with the other member recommendations.

f. Lakes and Drainage – Member Recommendation

Discussed and voted earlier with the other member recommendations.

g. ACC Recommended AR&R Rule Revision

Michael Stringam, Chairperson of the Architectural Control Committee, presented the Architectural Rule and Regulation revision proposal of removing the height restriction. Before November there were a few complaints regarding vegetation height restrictions and enforcement of the rule. The Committee has reviewed the rules and noted that it is the easiest way to reduce member conflicts. Michael requested that the rule change go out for review before the Board votes. The Board will put this change out for comments and readdress the rule change at the April Board meeting.

X. AUTHORIZATIONS AND RESOLUTIONS

a. Reserve Transfers

MOTION: I move that BBVCC board authorizes the General Manager to transfer \$35,039.25 from operating to Marina Reserves and \$8,350.40 from Roads and Drainage to Operating Reserves to balance interfund transfers for the month of December 2025.

MOTION BY: Dave Wilbrecht SECONDED BY: Bob Whale

APPROVED: X NOT APPROVED: TABLED: DIED:

IN FAVOR: 5 OPPOSED: ABSTAINED:

b. Authorization – Lighting Change Order

The Board discussed the lighting change order with the addition of 7 poles in the marina trailer parking and marina/office parking areas. The locations of where the added poles will go and the option of adding less poles was asked as there seems to be a lot of poles in that area. It was asked to go back to the contractor to see if there could be a reduction in the number of poles in the area and to bring back a revised change order.

c. Authorization – HOA Software

The Board discussed the two HOA Software companies that the group has been looking at, Yardi and NorthStar. Both companies are great and the selection group could not come up with a unified decision. The GM provided pros and cons for each company, stating that staffs pick would be NorthStar. Jonah, the bookkeeper, who has had experience with the back end of software, spoke regarding the technical side of both of the software programs noting that both were good solid solutions. Bev Franklin stated her opinion on the software and that there is a big difference in implementation costs. Dan Nedved gave his opinion on the software noting that NorthStar is smaller and Yardi has a more established reputation and larger company.

The Board agreed to defer the final decision until April.

XI. DIRECTORS COMMENTS

Dave Owen spoke regarding the Operations Report in the consent agenda and was concerned about the speed stats. Speeding on Quinault has twice as many speeders than on Sehome has and would like the compliance team to focus on Quinault and put the speed camera there when it is fixed.

Dave Owen also asked that the golf course irrigation from Kwann Lake be removed from the parking lot and discussed at the April Board meeting.

XII. PARKING LOT

- a. Community Mission and Vision Statement -Board Retreat September 3rd
- b. Committee Mission Statements
- c. Marina Dock Captains Safety and Compliance Checklist
- d. Golf Course Irrigation from Kwann Lake
- e. BBV Safety Manual
- f. North Fence Cleanup

XIII. EXECUTIVE SESSION

MOTION TO: move into executive session at 4:50 pm to discuss personnel matters, possible violations of governing documents and possible legal issues.

MOTION BY: Dave Owen SECONDED BY: David Wilbrecht

APPROVED: X NOT APPROVED: TABLED: DIED:

IN FAVOR: 5 OPPOSED: ABSTAINED:

The Board moved out of executive session at 5:36 pm. During executive session the Board reviewed and discussed the applicants to fill the vacant board position.

MOTION TO: Appoint Bev Franklin to fill the vacancy.

MOTION BY: David Wilbrecht SECONDED BY: Dave Owen

APPROVED: X NOT APPROVED: TABLED: DIED:

IN FAVOR: 5 OPPOSED: ABSTAINED:

The Board thanked all the applicants for putting their names forward to fill the vacancy.

XIV. ADJOURNMENT

- a. The meeting was adjourned at 5:39 pm.

MOTION TO: adjourn

MOTION BY: Dave Owen SECONDED BY: David Wilbrecht

APPROVED: X NOT APPROVED: TABLED: DIED:

IN FAVOR: 5 OPPOSED: ABSTAINED:

Minutes Approved By: _____
Board Secretary