

BBVCC 64.90 TASK FORCE
Meeting Minutes
April 10, 2026 at 10:00AM

	Rules	Committee Members Present
Margreta Silverstone	Dan Nedved	
Scotty Diamond	Michael Stringam	
Staff Present	David Franklin, GM Amy Ashby, Executive Coordinator	Justine Brooks, AGM
Guests Present	Llew Johnson	

Called to Order at 10:00 am.

Adoption of the Agenda

Introduction of Executive Coordinator Amy Ashby, who is handling committee and board organization and support. The task force also discussed that Board member Patrick Ryan stepped down from the Board, so the committee may be a bit light until Scotty Diamond is a new Board member in June.

Minutes

The 64.90 Task Force (TF) discussed the AI summary notes and noted that there needed to be revisions to not only the previous notes but changes to the February, January and December Notes/minutes and they all needed to be standardized.

The TF discussed the need for a more formal process including having a Chairperson, standardized minutes, and formal motions and votes. The TF also discussed the potential benefits of having representatives from all the committees to ensure their expertise and historical knowledge are incorporated into the new documents.

OLD BUSINESS

a. Review Project Timeline

Due to current staff challenges, including issues with the bookkeeping software (which is degrading daily), staff acknowledged the delay in progress on the task force work and agreed to review and update the project timeline.

b. Review Progress Draft Declaration Document Organization

David discussed the need to improve document organization and tracking of editorial comments by adding initials to identify contributors. The team review the time like for the 64.90 Task Force, with David explaining that the November board meeting timeline may be pushed to May 2027 to avoid conflicting with the budget election. With Amy being on board helping with the administrative tasks this will allow Justine to focus on the priority work and projects.

The GM will work on the 64.90 timeline and update that as the dates have been moved and will recirculate to the members of the Task Force. The GM also discussed having the Attorney present at either the May or June meeting to answer questions that have come up.

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The Task Force discussed reviewing a revised covenant document, with specific attention to Article 12 and its impact on voting thresholds. They explored the possibility of using Article 15 to maintain lower voting requirements (50% plus 1) for land use-related changes in Section 8, while still requiring two-thirds votes for more structural changes. The group agreed to consult with their attorney Richard about these concerns and discussed the strategy of separating controversial amendments from non-controversial "consistency amendments" to improve passage chances. The committee also planned to share relevant attorney memos with other members to provide context on the discussion and decision-making process.

Commented [GU1]: using Article 12

NEW BUSINESS

a. Discuss Task Force Appointments

The Task Force discussed member appointments and the possibility of expanding the membership from 3 to 7 or 9 members to include representatives from standing committees. Members of the Task Force expressed concern with prolonging the timeline by adding new members and including committee representatives.

Motion: to recommend to the Board to increase the Task Force membership from 3-5 to 3-9 and include representatives of standing committees

Motion by: Michael Stringam

The Committee discussed the motion and the motion died due to no second.

The group ultimately decided to first circulate their current work to the board and committees for review before making any formal membership changes.

Motion: to recommend approval of new member Llew Johnson.

Motion by: Dan Nedved **Seconded by:** Scotty Diamond **Approved**

Motion: to present the current draft of the Covenants/Declaration, that the attorney provided, to the Board and standing committees for review and to identify any gaps or discrepancies.

Motion by: Margreta Silverstone **Seconded by:** Scotty Diamond **Approved**

The Task Force discussed the need to appoint a chair and decided to wait until the Task Force is fully staffed.

b. Review Community Plan Survey

The Task Force discussed the a draft community plan survey regarding potential changes to housing types in Birch Bay Village. The main focus was on whether to allow additional housing types beyond single-family homes, particularly ADUs (accessory Dwelling Units). The Task Force expressed concerns about the survey's wording and the need for better definition of ADUs, as well as the potential impact on property assessments if multiple families lived on a single lot. The Task Force was asked to review the survey, specifically

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questions 4 and 5 regarding accessory dwelling units (ADUs) and residential property uses and provide feedback and other potential questions.

c. Review 64.90 Resolution

The General Manager presented the Task Force with the 64.90 Resolution that is going to the Board for approval. They discussed the need and reasoning for all of the sections of the resolution and the recommendation to remove first right of refusal, membership committee and multiple other items. They also discussed the potential changes to reserve fund management, combining the separate funds for roads, marina, and lakes/drainage into a reserve fund.

The Task Force is going to need to focus on membership knowledge, communication and education to move forward with getting the all the amendments voted on and passed.

Motion to Adjourn at 11:52am.

Motion by: Dan Nedved **Seconded by:** Margreta Silverstone

Approved

Next meeting is scheduled for May 8, 2026