

BBVCC
 ARCHITECTURAL CONTROL COMMITTEE
 Meeting Minutes
 April 7, 2026 at 10:00AM

Committee Members Present		
Michael Stringam, Chair	Bob Whale, Board Liaison	Lisa Guthrie
Rich Santi	Lyle Sieg	
Bev Franklin, Board Liaison		
Committee Members Absent		
	Kevin Ryan	
Staff Present		
	Justine Brooks, AGM	Amy Ashby, Executive Coordinator
Members Present		
	Nadine Sheppard	Jess Oman
Leanne Keel		

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

2. ADOPTION OF AGENDA
Motion to approve agenda with the additions of review of AR&R revision, Club & Committee business, and legal matters.
Motion by: Lisa Guthrie **Seconded by:** Lyle Sieg **Approved**

3. OPEN FORUM:
Leanne Keel- Spoke regarding the rule change and asked clarifying questions.

4. RATIFY MINUTES: March 3, 2026
Motion to approve with the addition of the vote on the rule change motion.
Motion by: Lyle Sieg **Seconded by:** Lisa Guthrie **Approved**

5. CONSENT AGENDA – Admin Approved
No Consent Agenda
6. OLD BUSINESS:
No Old Business
7. NEW BUSINESS:
 - A. 8175 Sehome Rd – Tree Removal
Motion to: Approve.
Motion by: Bob Whale **Seconded by:** Lyle Seig **Approved**

 - B. 8224 Skeena Way – Tree Removal
Motion to: Approve.
Motion by: Lisa Guthrie **Seconded by:** Lyle Seig **Approved**

 - C. 5776 Nakat Way – Tree - Hedge Removal
Motion to: Approve
Motion by: Bev Franklin **Seconded by:** Lisa Guthrie **Approved**

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D. 5511 Sehome Court - Pergola

Motion to: Deny due to site plan needing more details on setbacks. An ACC member can assist with getting it corrected if needed.

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

E. 8237 Cowichan Rd – Landscaping/hardscaping/lighting

Motion to: Approve contingent upon getting a revised site plan that complies with AR&R 5.9.4 a, d, and prohibited uses of the right of way.

Motion by: Lisa Guthrie **Seconded by:** Bev Franklin **Approved**

8. ADDITIONAL ITEMS DISCUSSION:

- **New Executive Coordinator Introduction**

Justine introduced Amy Ashby as the new Executive Coordinator and that she would be handling all the committee meetings and the Board meetings as well as other administrative work. Amy worked at Double R Ranch and has HOA experience.

- **ACC Workshop discussion**

The committee discussed the AR&R change, removal of 5.9.7 (c) and asked about the comments that came in. Bev questioned the removal of this rule due shoreline restrictions with Whatcom County. Leanne Keel, who lives on the golf course, had specific concerns about tree growth with the root systems that could potentially affect the golf cart paths. Leanne also had concerns about the removal of the rule and the additional compliance issues that may come up between neighbors.

Michael Stringam also noted that the rule change could potentially be addressed with the changes to the governing documents when updating the CC&Rs for 64.90, which the process of those changes is not progressing as quickly as anticipated.

On May 30th there will be a Clubs and Committees Fair and each Committee including the ACC will have a table that will need to be staffed by the committee and Michael passed out a sign up sheet.

Motion to: move into executive session to discuss potential legal matters.

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

The Committee came out of executive session with no actions taken.

The Committee discussed the bulletin and the need to ensure that the correct applications are being used as there have been old applications being submitted for projects.

ADJOURNMENT:

Motion to adjourn at 11:10 am

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Motion by: Bob Whale

Seconded by: Lyle Sieg

Approved