

BBVCC
Lakes and Drainage Committee Minutes
May 4, 2026 at 5:00PM

Committee Members Present		
Bill Reilly	Betsy Just (Advisory)	Dave Carpenter
David Scheirman	Jack Dyrland	Eddie Wood
Gwynne Briggs	Lowell Lorenz (Advisory)	
Committee Members Absent	Jon Hall, Chair	Mathue Totten, Board Liaison
Staff Present	Justine Brooks, AGM	David Franklin, GM
	Amy Ashby	Bobby Hoffer
Members Present		

- I. **CALL TO ORDER:** at 5:00 pm by David Scheirman, acting chair.

- II. **Ratify Minutes:** April 6, 2026
Motion to approve minutes.
Motion by: Bill Reilly **Seconded by:** Gwynne Briggs **Approved**

- III. **Adoption of Agenda**
Motion to approve.
Motion by: Gwynne Briggs **Seconded by:** Dave Carpenter **Approved**

- IV. **Visitor Comments and Suggestions**
None

- V. **Committee of the Whole**
 - A. **Committee involvement in the BBV Clubs & Committee Info Fair (May 30th)**
The committee was reminded of an upcoming event on May 30th to inform the community of the work of this committee. Bill Reilly and Dave Scheirman will be available to provide information and maps during the event. Betsy and Jack may attend if schedules allow.

 - B. **Discussion regarding the Board’s request that management investigate the feasibility of using Kwan Lake water to irrigate the golf course.**
The committee discussed an option to restore a previously used irrigation system from the lake to the golf course, which was discontinued many years ago due to noise complaints. Bobby said it was already dismembered 21 years ago before starting his job at Birch Bay Village. The current annual irrigation cost is approximately \$45,000, and members of the committee proposed this could be reduced by using lake water in larger amounts over the next 10 years. The committee expressed concerns about water quality impacts and discussed technical challenges, including pipe elevation requirements and potential need for separate potable water systems. This is a big, complicated question- will the ponds and lakes need more treatment and supplies? Bill, John and Dave C will join the subcommittee and send a brief to the Board of Directions what we know. They agreed that the committee chair Mathue should be involved in communications with Northwest Water Treatment regarding the project requirements and costs.

 - C. **WALPA Annual Conference**

BBVCC
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May 4, 2026 at 5:00PM

Dave Schierman and Bobby Hoffer have attended this conference in the past. There's a wealth of knowledge presented and this year it will be in Bellingham, Washington. This is a GREAT opportunity to have the conference so close. We hope several people will attend. Dave Scheirman suggested that anyone who can attend should and provided a flyer with more information.

D. Review Status of Committee Members/Officer

None

VI. Subcommittee Reports

Biological Management Subcommittee

A. Testing Results

The committee discussed several water management topics. They reviewed recent phosphorus testing results which showed that they were below the detectable levels which is great news but that could change with warmer weather. Concerns were raised about potential increases due to weather temperatures increasing with the season and potential lawn fertilizer use. The group also discussed promoting phosphate-free lawn treatment options in the upcoming newsletter. Gwyne volunteered to start the write up for the newsletter.

B. Status of Discussions Regarding the EutroSORB application

The topic of preparing a document to explaining that the water bodies in Birch Bay Village are part of the water treatment system rather than lakes was discussed. The committee agreed to follow up with Sean from the Department of Ecology to schedule a video conference to discuss this matter and the application issues.

C. Status of DO meter purchase

It was confirmed that a DO meter had been purchased.

D. Turbidity Lab Testing

The committee discussed the status of equipment and water testing protocols. Some committee members reported having possession of the turbidity testing equipment and that would be used to establish baseline measurements at five water sampling points around Birch Bay Village. The group noted that while no land disturbance is currently occurring at the Avista Highlands project, construction is planned for June, prompting the need for pre-construction water quality testing

Hydrologic Control Subcommittee

A. BBV Lower Gate Projects updates

The committee provided an update that a new engineering company, Freeland Engineers, has been hired to replace Cascade, and they have submitted a preliminary plan and budget to the county before the April 30th deadline.

B. Skeena Way culvert replacement: update on discussions with WA Dept. of Fish & Wildlife

The team discussed ongoing correspondence with Fish and Wildlife regarding calculations for a pipe segment, with David planning to follow up via email to determine the urgency of their decision. The committee agreed that getting all agencies together in a conference call might help resolve the issue.

BBVCC
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May 4, 2026 at 5:00PM

C. Status of updating PowerPoint presentation covering BBV Stormwater Management Issues; and an update on scheduling a community meeting

The team also reviewed progress on updating a PowerPoint presentation about BBV stormwater management issues, which has been structured into five sections:

1. Intro to prior flooding
2. BBV drainage zones and how water flows. BBV residents are maintaining and cleaning ditches and culverts on their property.
3. MOU with the County and how it benefits BBV
4. Explain the list of projects within in BBV
5. Information on outside of BBV developments and timelines

A community meeting will be scheduled once notification can be sent or the attorney informs the General Manager that a formal notice is not necessary.

Flood Monitoring, Preparation, and Response Subcommittee

A. Status of pump operation: Report on any events that triggered a response or extra close monitoring of conditions in the month of April; and pump equipment status.

The pump has been removed and placed into storage. There will be routine maintenance done while it is not in use.

Education Subcommittee

A. Update on fishing program (e.g., installation of signs, article in the BBV May Bulletin, observed violations such as trespassing and pre-season fishing, Ron Snyder educational programs, etc.)

The committee confirmed signs have been installed. Ron Snyder conducted 2 training session about fishing and what type of equipment to use. He had approximately 10 people at each of his educational event teaching the community how to fish with barbless hooks. There have been some complaints at the office about a group of teenagers trespassing, but overall feedback has been positive.

B. Any upcoming BBV Bulletin communications related to the Lakes & Drainage Committee
Gwynne agreed to work on an article for the next newsletter.

Development Oversight Subcommittee

A. Avista Update related to April 15th meeting.

The committee also received an update on the Avista Highlands development project, which is expected to begin construction soon but won't affect Beaver Creek drainage for several years. There are 4-5 phases planned and it is expected that each phase will take about a year to complete.

County / Lakes Subcommittee

Topic was not discussed and moved right into new business.

New Business

BBVCC
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A committee member presented feedback from a neighbor regarding ducks on man made islands as an addition to the ponds. The committee had concerns about that causing more problems for water quality. It was also noted that Sean from the state department had been asked to provide a list of other communities being asked to do Lanthum testing but that had not been proved. There was discussion regarding ponds around the golf course being sprayed and treated as algae was present.

Motion to Adjourn at 6:37 pm

Motion by: Bill Reilly **Seconded by:** Jack Dryland **Approved**