BBVCC
ARCHITECTURAL CONTROL COMMITTEE
Meeting Minutes
May 5, 2026 at 10:00AM

Committee Members Present		
Michael Stringam, Chair	Bob Whale, Board Liaison	Lisa Guthrie
Rich Santi	Lyle Sieg	Kevin Ryan
Dan Nedved on behalf of Bev		
Committee Members Absent	Bev Franklin, Board Liaison	
Staff Present	Justine Brooks, AGM	Amy Ashby, Executive Coordinator
Members Present	Bob Feaster	

1. CALL TO ORDER: at 9:58 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: Lyle Sieg **Seconded by:** Lisa Guthrie **Approved**

3. OPEN FORUM:
No discussion.

4. RATIFY MINUTES: April 6, 2026
Motion to approve.
Motion by: Lisa Guthrie **Seconded by:** Lyle Sieg **Approved**

5. CONSENT AGENDA – Admin Approved
No Consent Agenda

6. OLD BUSINESS:
No Old Business

7. NEW BUSINESS:
A. 5391 Salish Rd- Extension
Motion to: Approve as planned.
Motion by: Dan Nedved **Seconded by:** Bob Whale **Approved**
Official rule was to start with in 12 months or resubmit but 2 Board members on the committee both agreed due to circumstances explained by homeowner that the extension would be approved.

B. 5661 Nakat way- Shed

Motion to: Approve contingent on moving shed a minimum of 35 ft from the property line and approval from Whatcom County Shoreline Management due to land disturbance of cement pad.
Motion by: Lyle Sieg **Seconded by:** Dan Nedved **Approved**

C. 8025 Kayak Way – New Construction
Motion to: Approve with contingency to obtain Whatcom County stormwater drainage plan.
Motion by: Lyle Sieg **Seconded by:** Dan Nedved **Approved**

D. 8089 Niska Rd- Retaining wall, culvert, and driveway parking
Motion to: Deny based on insufficient documentation**.**
Motion by: Lisa Guthrie **Seconded by:** Lyle Sieg **Approved**
Need 15 point survey

E. 8126 Quinault Rd- Fence Replacement
Motion to: approve as planned.
Motion by: Lisa Guthrie **Seconded by:** Lyle Sieg **Approved**
Homeowner was present to answer questions.

F. 8209 Chehalis Rd- Fence Replacement
Motion to: approve as planned.
Motion by: Lyle Sieg **Seconded by:** Lisa Guthrie **Approved**

G. 5511 Sehome Ct- Pergola
Motion to: approve with adjustment to math error on impervious calculations sheet.
Motion by: Lyle Sieg **Seconded by:** Lisa Guthrie **Approved**

8. <u>ADDITIONAL ITEMS DISCUSSION:</u>
ACC Workshop discussion

The committee reported that the updated ACC Rules and Regulations were approved by the Board. Section 5.9.7 C of has been eliminated but it was suggested that the words remain in the document but with a red strike out mark thru that section.

The committee discussed the process for handling non-conforming structures on properties, suggesting a case-by-case approach and emphasizing the importance of addressing issues when they arise during new application submittals and HOA reviews. The committee discussed that non-compliant issues on properties can go through compliance, with a notice can be sent, and the homeowner can go thru the variance process if the choose leaving it to the Board's discretion.

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The committee is planning for the upcoming Committee Information Fair on May 30th. Various committee members signed up to cover a shift at the ACC table and plan to have copies of applications for homeowners and a calendar to show application dates and meeting dates.

ADJOURNMENT:

Motion to adjourn at 11:04am

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