

BBVCC 64.90 TASK FORCE
Meeting Minutes
May 08, 2026 at 10:00AM

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

I. **Called to Order** at 10:00 am.

II. **Adoption of the Agenda**

Motion: to approve agenda with an addition from Llew Johnson C. Statement with proposal to Task Force.

Motion by: Llew Johnson **Seconded by:** Margareta Silverstone **Approved**

III. **Open Forum:**

The task force meeting began with David noting improved organization after juggling multiple tasks.

IV. **Review of Meeting Minutes**

Motion: to approve December 2025 meeting minutes.

Motion by: Margreta Silverstone **Seconded by:** David Nedved **Approved**

Motion: to approve January 2026 meeting minutes.

Motion by: Margreta Silverstone **Seconded by:** Michael Stringam **Approved**

V. **OLD BUSINESS**

a. **Review Project Timeline**

David discussed the project timeline, mentioning operational challenges that delayed work on declarations and bylaws, but highlighted recent progress including Amy Ashby's addition to the team to help with committee and board tasks. David presented a Gantt chart with dependencies to help track the timeline. The timeline includes organizing declarations by June 1st, task force review, attorney review, Board approval, and member communication through town hall meetings. The election process could begin January 1st and continue for up to 6 months to achieve the required 66.7% membership approval. David sought feedback from the group on the timeline and whether all necessary tasks have been identified.

The Task Force discussed the structure of an upcoming election for amendments to governing documents. David presented the concept of a separate ballot approach, separating consistency amendments from more controversial ones to reduce risks. The Task Force suggested that legal

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counsel be consulted earlier in the timeline than planned particularly regarding Section 12. The Task Force agreed to schedule a discussion with legal counsel before finalizing the draft restated declarations and bylaws.

The team discussed scheduling town hall meetings for October 3rd and 8th, proposing to use Microsoft Forms for collecting feedback before the meetings. Margreta raised concerns about the timeline, noting that the October 9th task force meeting might not have enough time to review the town hall results. David agreed to adjust the timeline, potentially pushing the town hall review to November 13th to allow more time for analysis and legal review. The group also discussed the need for ongoing communication about the 64.90 issue and upcoming elections suggesting developing talking points to address misinformation in the community.

b. Review Progress Draft Declaration Document Organization

The group discussed the timeline for releasing organized restated declarations and bylaws to the community. The team suggested releasing documents in stages to allow for community feedback, while some expressed concerns about the ambitious schedule and unfulfilled tasks from the previous month. The conversation also touched on Lou's recent addition to the task force and his review of the draft, with a reminder to all to include initials when commenting on documents.

The Task Force discussed the timeline for reviewing and updating the declaration and bylaws documents. The group decided to prioritize the declaration document organization and seek input from other members, including potentially having Richard Davis join a future meeting.

VI. NEW BUSINESS

a. Discuss Task Force Appointments

Information from the April Board meeting was presented. The Board had discussed appointing a Board liaison to the 64.90 Task Force but ultimately decided to wait until new Board members take their seat on the Board. It is likely Scotty Diamond will become the Board liaison, but it is unsure until new Board members join. The Task Force discussed appointing a chairperson if anyone was interested. Dan Nedved made a nominated Margreta Silverstone to be chair of the 64.90 Task Force.

Motion to: appoint Margreta Silverstone as chairperson of the 64.90 Task Force.

Motion by: Dan Nedved **Seconded:** Michael Stringam **Approved**

The group discussed implementing additional working meetings and creating action item lists to better track tasks and responsibilities. It was suggested to organize regular working sessions,

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potentially on Friday mornings, and proposed that the Task Force chair could coordinate these meetings. The group also addressed task force appointments, with some advocating for expanding membership beyond board members to include committee chairs and community members, though Dan noted they wanted to establish a foundation first before expanding. The discussion concluded with uncertainty about whether to increase the task force's current membership range of 5-7 members, as no formal motion was made on this topic.

b. 64.90 Website- Governing Documents- Birch Bay Village Community Club

The team discussed plans for the 64.90 Task Force, including a dedicated webpage that will go live on Monday with relevant documents and information. They decided to create a poster for the upcoming clubs and committees information fair on May 30th. Margreta and Dan agreed to represent the Task Force at the fair. The team also discussed the need to coordinate with Patrick for poster printing and determine the appropriate size for the display materials.

c. Statement from Llew Johnson and proposal to the Task Force.

Llew presented a proposal to suspend non-essential activities related to the 64.90 conversion to focus on critical software implementation, but the group decided this topic should be addressed at the June meeting after further review of the consistency spreadsheet. See attached statement from Llew Johnson.

Llew's presentation included a strong objection to the proposed usage of the noun 'Unit' rather than 'Lot' in future covenants, bylaws, etc. Llew objected to someone's inference that 64.90 required 'Unit' and will address this issue again in June.

VII. Additional Items Discussed:

The team discussed plans for creating standardized signs for various committees, with David suggesting large, laminated posters using 11.5x17 paper. The Task Force also discussed the terminology difference between "lot" and "unit" in the proposed governance changes, with David clarifying that the terminology change is required by state law to unify condominium and HOA legislation.

VIII. Adjournment

Motion to Adjourn at 11:50am.

Motion by: Michael Stringam **Seconded by:** Dan Nedved **Approved**

Next meeting is scheduled for June 12, 2026