

BBVCC  
Lakes and Drainage Committee Minutes  
June 1, 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) | Jon Hall, Chair    |
| Mathue Totten, Board Liaison |                          |                    |
|                              |                          |                    |
| Committee Members Absent     |                          |                    |
|                              |                          |                    |
|                              |                          |                    |
| Staff Present                | Justine Brooks, AGM      | David Franklin, GM |
|                              | Amy Ashby                | Bobby Hoffer       |
|                              |                          |                    |
| Members Present              | Molly Semenik            |                    |
|                              |                          |                    |

- I. **CALL TO ORDER:** at 4:58 pm by Jon Hall.
- II. **Ratify Minutes:** May 4, 2026  
**Motion to approve minutes.**  
**Motion by:** Bill Reilly      **Seconded by:** Dave Carpenter      **Approved**
- III. **Adoption of Agenda**  
**Motion to approve agenda with addition of interception ditch.**  
**Motion by:** David Scheirman   **Seconded by:** Gwynne Briggs      **Approved**
- IV. **Visitor Comments and Suggestions**  
Molly provided a fishing report for Kwann Lake, noting that 27 people fished there in May with only 4 fish caught, and reported that young fishermen were being respectful. Molly was able to catch a carpe with a green line wrapped around her line and she got the fly just right. Overall she wanted to express she is very pleased with the fishing program so far.

**Committee of the Whole**

- A. **Committee involvement in the BBV Clubs & Committee Info Fair (May 30<sup>th</sup>)**  
David Schierman reported on the Info Fair, noting positive interactions with villagers and new club memberships, including 15 new wine club members and over 20 new members for cycling club. At the information fair, the Lakes and Drainage Committee discussed a question about tree removal on a beaver pond, with Bill and Bobby clarifying that neither the homeowner nor Village Maintenance is responsible for removing fallen trees unless they block flow or cause damage.
- A. **Update on the Board's request that management investigate the feasibility of using Kwan Lake water to irrigate the golf course (e.g., contacting USACE, DOE, and DNR regarding any restrictions, permits, etc. (Jon H.))**  
Jon Hall reported on calls to various agencies regarding water rights for using water from Birch Bay ponds, noting that while the process could take years and cost \$10,000-\$15,000 for expedited processing to apply for water use. We could also submit a basic application with a \$50 fee and see what happens. Jon explained that being at the bottom of the watershed and having no downstream users would favor their application, and that both the county and Department of Fish and Wildlife

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would likely approve once water rights are established, as long as there's no fill and proper fish screens are used. The group determined they need to file a water rights adjudication application, with Bill offering to help estimate water usage for irrigation and stormwater management purposes. The original deadline was May 26, 2026, it was extended to June 1, 2027 due to low participation in the adjudication process with Whatcom County. David Franklin will follow up on this as he believes we already have the paperwork/application that covers this.

**V. Subcommittee Reports**

**Biological Management Subcommittee**

**A. Testing Results**

The committee reported that recent testing results showed most water points were below detectable phosphorus limits, with only one point in Thunderbird testing slightly above at 0.55 ppm. SPR testing was also completed with similar results.

**B. Status of Discussions Regarding the EutroSORB application**

The Department of Ecology representative Sean responded to discussions about the EutroSORB application, admitting he needed to consult colleagues about impoundment ponds and promised to follow up by June 8, 2026. Thunderbird and Kwann Lake cannot use EutroSORB until the DOE responds with answers to the committee's questions.

**C. Status of DO meter purchase**

The team discussed challenges with a new dissolved oxygen meter, noting some discrepancies between the manual and quick start guide, and planned to test the device's accuracy before the next meeting.

**D. Turbidity Lab Testing**

Dave Carpenter and David Scheirman discussed plans to conduct turbidity testing at five water sampling points along the northern boundary of the village, using a "secchi disk" to measure water transparency and or turbidity and to compare results to previous baseline measurements. This testing was scheduled to take place last month, but scheduling conflicts occurred.

**Hydrologic Control Subcommittee**

**A. BBV Lower Gate Projects updates**

The committee reviewed progress on the Lower Gate projects, which are under county review, with plans for a meeting between the county, engineer, and Bill and BBVCC to address permitting issues. The group also discussed organizing a community meeting about stormwater management, noting it doesn't require formal notice but should be advertised in the bulletin before summer's end.

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

No need for discussion as this matter is still in discussion with BBV and DFW.

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

The committee discussed organizing a community meeting about stormwater management, noting it doesn't require formal notice but should be advertised in the bulletin before summer's end. Bill and David Scheirman agreed to work on the power point presentation that will be presented to homeowners and raise awareness around stormwater issues at BBV.

**Flood Monitoring, Preparation, and Response Subcommittee  
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.)**

This matter was discussed earlier with the guest presentation of the fishing program however the committee asked if all reports were positive and the General Manager said the office had been receiving complaints about trespassing, using barbed hooks, and misbehavior of juveniles. David Franklin mentioned sending out a reminder message about following rules.

**B. Completion of phosphate article for newsletter authored by Gwynne with additional input from other committee member(s).**

Gwynne reported that her article was written and planned to be in the June bulletin.

**C. Additional topics needed for newsletter in the near future?**

The group also discussed advertising about a community meeting regarding stormwater management with the goal to be in the bulletin before summer's end.

**Development Oversight Subcommittee**

**A. Avista or other proposed development updates**

The committee noted limited activity at the Horizon construction site with less heavy equipment but ongoing infrastructure work with no updates for Avista.

**County / Lakes Subcommittee**

The committee mentioned that the MOU agreement was in contract with BBWARM. They are discussing and working on the nuts and bolts.

**New Business**

Bill raised concerns about maintenance of the interceptor ditch along the west boundary of BBV, noting that some residents maintain it while others don't, and mentioned that the previous Roads and Drainage Committee used to inspect the ditch. Discussion continued regarding maintenance putting eyes on the ditch to see what condition it is currently in. Bobby agreed to work on gaining access with permission from a property owner to access the field and ditch.

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**Motion to Adjourn** at 6:22 pm

**Motion by:** Bill Reilly      **Seconded by:** David Scheirman      **Approved**