

BBVCC
ARCHITECTURAL CONTROL COMMITTEE
Meeting Minutes
June 2, 2026 at 10:00AM

Committee Members Present		
Michael Stringam, Chair	Bob Whale, Board Liaison	Lisa Guthrie
Rich Santi		
Bev Franklin, Board Liaison		
Committee Members Absent	Lyle Sieg	Kevin Ryan
Staff Present	Justine Brooks, AGM	Amy Ashby, Executive Coordinator
Members Present	Aaron Green	George Hill
	Patti	Russell

1. CALL TO ORDER: at 10:14 am by Michael Stringam
2. ADOPTION OF AGENDA
Motion to approve agenda.
Motion by: Bev Franklin **Seconded by:** Bob Whale **Approved**
3. OPEN FORUM:
George Hill presented concerns about a neighbors shed color not matching the house. Also shared documents that support a need to contact compliance. The committee explained that the owners next step was to provide documents to compliance as the ACC can only approve and deny projects.
4. RATIFY MINUTES: April 6, 2026
Motion to approve.
Motion by: Rich Santi **Seconded by:** Bob Whale **Approved**
5. CONSENT AGENDA – Admin Approved
No Consent Agenda
6. OLD BUSINESS:
No Old Business
7. NEW BUSINESS:
A. 8141 Comox Rd- French Drain Repair
Motion to: Approve as planned.
Motion by: Bob Whale **Seconded by:** Bev Franklin **Approved**
Only concern was regarding the French drain tying into the current stormwater drain and the owner stated that was the plan.

BBVCC
ARCHITECTURAL CONTROL COMMITTEE
Meeting Minutes
June 2, 2026 at 10:00AM

B. 5793 Nootka Loop- Tree Removal and Water Leak

Motion to: approve tree removal and water leak repair with the contingency to provide written documentation from the Department of Fish and Wildlife the tree is approved by their agency to be removed.

Motion by: Bev Franklin

Seconded by: Bob Whale

Approved

C. 5587 Salish Rd- Tree Removal

Motion to: Approve.

Motion by: Bev Franklin

Seconded by: Bob Whale

Approved

D. 5790 Salish Rd- Fence

Motion to: Approve.

Motion by: Bev Franklin

Seconded by: Bob Whale

Approved

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. 8027 Niksa Rd- Driveway replacement

Motion to: approve.

Motion by: Bev Franklin

Seconded by: Rich Santi

Approved

G. 8035 Kayak Way- Culvert and Ditch

Motion to: approve

Motion by: Bob Whale

Seconded by: Bev Franklin

Approved

H. 8039 Niksa Rd- Vinyl Fence and Privacy Screen

Motion to: approve with the contingency that the fence and privacy screen remain at or under 6ft in height.

Motion by: Bev Franklin

Seconded by: Bob Whale

Approved

I. 8105 Skeena Way- Driveway Replacement Cure Notice

Motion to: approve.

Motion by: Bob Whale

Seconded by: Bev Franklin

Approved

BBVCC
ARCHITECTURAL CONTROL COMMITTEE

Meeting Minutes

June 2, 2026 at 10:00AM

J. 8190 Chehalis- Tree Removal

Motion to: approve.

Motion by: Bob Whale

Seconded by: Rich Santi

Approved

8. ADDITIONAL ITEMS DISCUSSION:
ACC Workshop discussion

The group discussed their recent participation in an information fair, with members expressing that it was valuable and beneficial for community engagement, leading to positive feedback about repeating the event next year. The committee also addressed an upcoming volunteer barbecue appreciation event with deadline for RSVPs.

The committee briefly discussed permit extension procedures for members requiring extended time periods. Michael Stringam asked Bev Franklin to provide the document that states 2 Board members can make a decision without going through a variance process.

The chairperson discussed concerns about a 42-page draft document related to RCW 6490 that requires a 67% approval vote from all members to be implemented. The chairperson expressed skepticism about achieving such high approval rates and clarified why certain provisions like the 6-foot tree height restriction remain while others like ACC authority are removed. The discussion concluded with plans for an upcoming legal counsel meeting to address concerns about the process and potential alternatives to the comprehensive document approach.

The committee discussed the requirements for approving bylaws, clarifying that a two-thirds majority vote is needed, similar to covenant changes. Justine explained that they plan to separate and vote on different aspects of the 64.90 document, with varying thresholds based on controversy and legal requirements. Michael suggested organizing a separate workshop to review the document in detail, given the expertise in the room and the need to address potential legal challenges, particularly regarding the 30% versus 67% vote thresholds. The committee agreed to explore scheduling a separate meeting to discuss the document thoroughly before the feedback deadline.

ADJOURNMENT:

Motion to adjourn at 11:23 am

Motion by: Bev Franklin

Seconded by: Bob Whale

Approved