

BBV Declarations, Covenants, and Bylaws Revision Task Force for RCW 64.90
Meeting Minutes
August 14, 2026 at 10:00AM

64.90 Task Force Members Present		
Llew Johnson	David Sheirman	Margreta Silverstone, Chair
Bev Franklin	Michael Stringam	Scotty Diamond
Dan Nedved		
Members Absent		
Staff Present	David Franklin, GM	Amy Ashby, Executive Coordinator
Guests Present		
David Wilbrecht		

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

2. **Adoption of the Agenda**

Motion: to approve agenda with revisions.

Motion by: David Sheirman

Seconded by: Dan Nedved

Approved

3. **Open Forum:**

none

4. **Review of Meeting Minutes**

Motion: to approve July 31, 2026 meeting minutes with edits discussed.

Motion by: David Scheirman

Seconded by: Michael Stringam

Approved

5. **Administrative Matters**

a. **Recording Secretary vacancy**

The Task Force discussed the recording secretary vacancy and the administrative burden on staff. They clarified that the Executive Coordinator should continue managing the draft minutes process, sending reviewed versions to the chair for initial feedback before distributing to the full committee for approval. The task force agreed that having the Executive Coordinator handle this role remains important given the committee's complexity.

b. **Sharepoint site access issues**

The meeting focused on resolving SharePoint access issues for committee chairs and task force members. The General Manager explained that current access requires BBVCC.com domain email addresses, which costs approximately \$5 per month per person. The group discussed providing this access to standing committee.

Motion: recommend to the Board that the committee chairs are provided with a BBVCC.com email to access the SharePoint documents.

Motion by: Michael Stringam

Seconded by: David Scheirman

Approved

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6. Old Business

a. Review of Task Force Charter

- **To research and summarize the key differences between RCW 64.38 and RCW 64.90.** The Task Force discussed this objective and decided that the spreadsheet currently represents 64.90 not 64.38. The General Manager stated he could make another spreadsheet to include comparison with 64.38. It was determined by the Task Force that this objective is still in progress.
- **To evaluate the advantages, disadvantages, risks, and costs associated with conversion.** The Task Force discussed this objective and the challenges. Concerns of cost, liability with no action, and voting requirements were discussed. The Task Force determined this objective was in progress and no action to be taken.
- **To consult with legal counsel or other experts as authorized by the Board.** The Task Force decided this objective was in progress. The discussion focused on prior meetings with legal counsel, questions for legal counsel and who will engage with legal counsel.
- **To identify any required amendments to governing documents.** The Task Force discussed differences between article 12 and article 8 with conflicting opinions within the Task Force. It was determined this objective is still in progress and will require input from legal counsel moving forward.
- **To assess how the conversion would affect homeowners, Board operations, and long-term planning.** The Task Force discussed the timeline of 64.90 implementation and the Community Plan. This objective was decided as in progress with some already completed.
- **To provide a final report and recommendation to the Board, including whether to proceed with a formal membership vote on conversion** is listed as the last objective and still in progress.

b. Review Standing Committee/Community Input

The Task Force discuss plans moving forward to include someone from the 64.90 Task Force to become a liaison member with the Community Plan Task Force. September 15, 2026 was also discussed as an end date to receiving this round of comments from other standing committees.

Motion: recommend to the Board that Bev Franklin be appointed as a liaison to the Community Plan Task Force with Scotty Diamond as an alternate.

Motion by: David Scheirman **Seconded by:** Michael Stringam

Approved

c. Website

The Task Force discussed changes that need to be made to the website including the recent Task Force name change. The Task Force prefers having easily accessible links to provide members the best access.

d. Assignment of other Articles

Meeting Minutes

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The Chairperson presented a chart of assigned articles and provided an explanation of how the chart is organized. Some Task Force members disagreed with assignments expressing that anyone wanting to be involved should be especially those with certain expertise. Michael Stringam suggests that this topic be discussed after item 7d. since it may shift the direction of the discussion once the alternative process is presented. The Chairperson agreed to move to item 7d. in the agenda.

7d. Alternative Process to Accomplish the Charter Objectives

Michael Stringam presented a document that explained concerns regarding certain components of the Covenant rewrite not being approved by 67% of the homeowners at BBV and that some of the 1966 Covenants are removed from the rewrite without explanation. The Task Force discussed these concerns and a plan to move forward. The task force voted to adopt an alternative process for reviewing the 1966 covenants, moving from the current ARC document approach to a side-by-side comparison of the original 1966 covenants with proposed amendments article by article. The new process will evaluate proposed revisions based on current relevance, compliance with RCW 64.38 and 64.90, and appropriate relocation of subsections to other governing documents like bylaws.

Motion: to recommend to the Board that the Restated Covenants would have a side-by-side comparison of the original 1966 Covenant and the proposed amendment/restatement, Article by Article in their existing order. The evaluation of the proposed revisions would include:

1. Current relevance (eg. HOA vs original owner)
2. Relevance of RCW 64.38 and RCW 64.90
3. Relevant relocation of subsections to Bylaws, General Rules, or other Governing Documents
4. Legal confirmation 1966 Covenants can be amended

Motion by: Michael Stringam

Seconded by: Llew Johnson

Approved

5 approve 0 opposed 2 abstained

7. NEW BUSINESS

c. Meeting Schedule

A new meeting schedule was presented to the Task Force to move Friday meetings to Thursdays at 10:30am and alternate with subgroup A. The proposed schedule was presented on the screen.

Motion: to move the Task Force meetings to alternating Thursdays at 10:30am.

Motion by: Michael Stringam

Seconded by: David Stringam

Approved

d. Adjournment

Motion to Adjourn at

Motion by: Michael Stringam

Seconded by: Dan Nedved

Approved

Next meeting is scheduled for September 3, 2026 at 10:30 am