

BBVCC
Lakes and Drainage Committee Minutes
August 3, 2026 at 5:00PM

Committee Members Present		
Bill Reilly	Betsy Just (Advisory)	Dave Carpenter
David Scheirman	Jack Dyrland	Eddie Wood
Gwynne Briggs		Jon Hall, Chair
Mathue Totten, Board Liaison		
Committee Members Absent	none	
Staff Present		David Franklin, GM
	Amy Ashby	Bobby Hoffer
Residents Present		

- I. **CALL TO ORDER:** at 5:00 pm by Jon Hall.
- II. **Ratify Minutes:** July 6, 2026
Motion to approve minutes with edits discussed.
Motion by: Jon Hall **Seconded by:** Gwynne Briggs **Approved**
- III. **Adoption of Agenda**
Motion to approve agenda with additions flood protocols and brief discussion on night shade.
Motion by: Jon Hall **Seconded by:** Bill Reilly **Approved**
- IV. **Visitor Comments and Suggestions**
None.

Committee of the Whole

- A. **Update on applying for water rights in relation to using Kwan Lake water to irrigate the golf course (e.g., working on water rights application)**
The application to apply for water rights is still being worked on.

- B. **Update on Lakes and Drainage related budget items; and capital expenditure items related to Lakes and Drainage (e.g., recent discussion with Franklin, Reilly, and Hall).**
The committee also reviewed budget items from a recent lakes and drainage subcommittee meeting. There are revisions to an MOU project due to cost-sharing adjustments and some reserve study projects being delayed and/or combined into single projects.

- C. **Update on developing plan to provide comments on the BBV “Covenants” document. (e.g., David S. reporting on the 64.90 Task Force meeting and provide guidance)**
Committee of the Whole

David Scheirman provided an update on developing comments for the BBV covenants document, explaining that the task force has been working on this for about a year and received a recommended rewrite from the engaged attorney's office. Committee members were instructed to send their individual written comments to David Scheirman, who will compile and submit them to Amy by September 9th before the next committee meeting. Gwynne asked for guidance on reading the legal document, and David Scheirman

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advised starting with the color coding in the upper right corner to understand suggested rewrites or removals.

Subcommittee Reports

Biological Management Subcommittee

Test for phosphorous and oxygen levels, measure temperatures, monitor fish populations. Monitor for algae. Monitor chemical applications to control phosphorus and plant growth. Monitor aeration bubblers for proper functioning. Explore ways to decrease phosphorus introduction into lakes and ponds.

David S, David C, Jon, Bobby, Jack

A. Testing results (phosphorus and oxygen) including turbidity testing plan update.

(Dave C., Jack D., David S.)

The group discussed water quality measurements, focusing on phosphorus levels and turbidity testing. Dave Carpenter reported that phosphorus numbers are lower than last year despite recent eutrophication. The committee discussed using turbidity tubes to measure water clarity, with a correlation being developed between field measurements and lab results. The group plans to conduct additional testing in late fall when rain increases and all four water channels are active, to establish a more reliable correlation between the two measurement methods.

B. Status of EutroSORB application issues (e.g., Dept. of Ecology approval or 30-day time period)

Maintenance reported that the future EutroSORB application issue was resolved after they received formal approval and treated both lakes with pond dye and EutroSORB. He noted that phosphate levels were reduced from nine pounds in Thunderbird and seven in Kwann to treated levels of 12 pounds in Thunderbird and 10 in Kwann. The committee also discussed the discovery of Azolla, a non-native aquatic plant, in multiple ponds including Golf Course Pond 3 and the beaver pond, which he identified as potentially harmful due to its ability to block UV light and deplete oxygen.

C. Nightshade

The committee discussed nightshade plants around lakes, clarifying that only two species occur naturally: silverleaf nightshade and bittersweet nightshade. He explained that silverleaf nightshade can be harmful to cattle and sheep due to alkaloids in the plant and noted that nightshade is spreading aggressively in certain lake areas where reed canary grass and blackberries were previously present. A committee member planned to consult with homeowners to determine which specific nightshade species they were concerned about and intended to connect them with Kelly, who wrote an article about nightshade for the Northern Light.

David Scheirman discussed plans to address invasive nightshade around the lake this fall, focusing on removing it from accessible areas and developing a plan for areas where it has grown 10-12 feet out of the water near drains. He shared information about proper removal methods, including cutting flowers and disposing of them in landfill bins rather than compost, and noted that property owners are responsible for removing invasive species on their land between the lake and property line.

Hydrologic Control Subcommittee.

Monitor and manage inflow and outflow of lakes and ponds to improve circulation and maintain optimal water levels. Conduct BBV drainage system mapping, maintenance, and repair. Bill, Jack, David Scheirman, Dave Carpenter

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A. BBV Lower Gate Projects updates (Bill R.)

No update.

B. Skeena Way culvert replacement: meeting with Dept. of Fish & Wildlife engineer on 8/5/26.

The committee discussed the Skeena Way culvert replacement project, confirming a meeting scheduled for Wednesday at 10:30 AM in the maintenance conference room with a WDFW engineer.

C. Community Meeting covering BBV Stormwater Management Issues on July 30, 2026. (Bill R., David S.)

David Scheirman reported on a successful community meeting held on July 30th that attracted approximately 50 attendees, and thanked staff and other members for their assistance.

D. Dense *Azolla* sp. in golf course pond #3.

The committee discussed adding a fountain to Pond #3, but expressed concerns about the annual maintenance cost. The golf committee has the fountain starting at approximately 7am to 7pm. For Lakes committee to do a comparison on the fountain's effectiveness verses bubblers we would need to have the fountain running 24 hours to get an accurate reading. They agreed to postpone the decision until after addressing the *Azolla* problem in the pond and decided that someone from the committee would communicate these concerns to the golf committee.

The committee discussed addressing lake weed issues in Pond #3, proposing to use a boom to collect and treat the dense weed mat. Members of the committee agreed to meet at the pond on Friday at 11:30 AM to assess the situation and determine the best approach for removal. It was emphasized to treat and collect weeds rather than just applying treatment to the water, as the thick mat would otherwise sink and cause future nutrient problems.

Flood Monitoring, Preparation, and Response Subcommittee.

Inform BBV residents of potential flooding and educate residents on preparation and response. Coordinate operation of mobile pump and train volunteers on pump operation. Karen, Betsy, Jack

--- No topics identified ---

Education Subcommittee.

Educate BBV residents and staff on lakes, ponds, and stormwater issues. Monitor weeds in lakes and ponds and educate lakeside residents on proper procedures for waterside yard maintenance. Monitor program to allow fishing in Kwann Lake and Thunderbird Lake. Betsy, Gwynne, David S. , Jon

A. Status of “only rain down the drain” piece for Newsletter (Gwynne)

The newsletter submission was completed on Monday morning and published in the newsletter.

B. Additional topics needed for newsletter in the near future?

The committee suggested writing about nightshade rather than *Azolla* for the September article.

Development Oversight Subcommittee.

Coordinate with outside entities to insure BBV interests are represented in development projects that drain into BBV. Bill, David S., Dave C. (This subcommittee will also have two BBV BOD members on it)

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A. Avista or other proposed development updates

There's no new update to present, however, logging trucks and related activity have been seen.

County/Lakes Subcommittee

Maintain contact with Whatcom County Stormwater Staff/BBWARM for promotion of joint capital projects as per the BBV/Whatcom County MOU for cost sharing. Bill, Karen, David S.

A. Update on MOU (e.g., review of stormwater site plan)

An updated cost of the project was discussed in the subcommittee budget meeting.

New Business

General Discussion on topics of interest.

An upcoming event was discussed. The Washington Lakes Protection Association conference in Bellingham from October 7-9 is coming up. David Scheirman has said he will represent the village. The committee discussed requesting the cost to be covered by the village for David Scheirman to attend with the cost to be \$275.

Motion to: request the village cover the \$275 cost for David Scheirman to attend the WALPA conference in October.

Motion by: Bill Reilly

Seconded by: Jack Dyrland

Approved

Adjourn

Motion to Adjourn at 6:31pm

Motion by: Bill Reilly

Seconded by: Gwynne Briggs

Approved