

BBVCC
ARCHITECTURAL CONTROL COMMITTEE
Meeting Minutes
August 4, 2026 at 10:00AM

Committee Members Present		
Michael Stringam, Chair	Lyle Sieg	Lisa Guthrie
Rich Santi	Kevin Ryan	Scotty Diamond, Board Liaison
Bob Whale		
Committee Members Absent		
Staff Present		
	Justine Brooks, AGM	Amy Ashby, Executive Coordinator
Community Members Present		
	Randy Ambuhel	Larry and Jennette Benner
Susan and Tim Corbett	Adam Segaar	Dan Chaplik
Karen and Kevin Anthony	Edward and Karen Heutink	Sergey Belyy
Tamara Palmer		

1. CALL TO ORDER: at 10:02 am by Michael Stringam
2. ADOPTION OF AGENDA
Motion to approve agenda as revised.
Motion by: Lisa Guthrie **Seconded by:** Kevin Ryan **Approved**
3. OPEN FORUM:
None.
4. RATIFY MINUTES: July 7, 2026
Motion to approve with edits provided in writing.
Motion by: Lisa Guthrie **Seconded by:** Bob Whale **Approved**
5. CONSENT AGENDA – Admin Approved
8279 Chilliwack Rd- Tree Removal
8110 Kayak Way- Tree Removal
Motion to approve consent agenda.
Motion by: Lisa Guthrie **Seconded by:** Kevin Ryan **Approved**
6. OLD BUSINESS:
 - A. 5781 Nakat - Cure Notice
Need full documentation of 15 pt survey, complete county inspections, documentation that stop work order has been lifted from county, and plans that match the work done on the property. Work was done on the property that does not match the plans previously submitted and approved.
 - B. 5658 Salish Rd- Fence and Concrete Slab

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Motion to: approve new plans presented to address drainage and easement concerns.

Motion by: Kevin Ryan **Seconded by:** Lisa Guthrie **Approved**

7. NEW BUSINESS:

A. XXXX Skagit Way- New Construction

Motion to: Approve as planned.

Motion by: Lisa Guthrie **Seconded by:** Kevin Ryan **Approved**

Homeowner was present to discuss and address questions.

B. 8188 Skagit Way- Fence

Motion to: approve with contingency that the section facing the road will be good neighbor style.

Motion by: Lisa Guthrie **Seconded by:** Scotty Diamond **Approved**

Homeowner and parents were present to answer questions and understood contingency approval.

C. 8123 Coquitlam Place- Fence

Motion to: approve contingent on receiving photos of the type of fence to be installed.

Motion by: Lisa Guthrie **Seconded by:** Rich Santi **Approved**

Homeowner was present to answer questions.

D. 5391 Salish Rd- Exterior Stairs/Ramp

Motion to: approve with use of silt fence during construction.

Motion by: Kevin Ryan **Seconded by:** Lisa Guthrie **Approved**

Homeowner was present to answer questions.

E. 5537 Salish Rd- Exterior Renovation

Motion to: approve with contingencies of tree removal application, Whatcom county permit, stormwater plans and fees paid.

Motion by: Lisa Guthrie **Seconded by:** Scotty Diamond **Approved**

Homeowner and company performing work present to answer questions.

F. 8254 Sehome Rd- Removal and Replacement of Retaining Wall

Motion to: approve with contingencies of easement request from the Village, setback variance and mitigation plan to return greens to conditions prior to construction.

Motion by: Scotty Diamond **Seconded by:** Kevin Ryan **Approved**

G. 8120 Quinault Rd- Tree Removal

Motion to: approve

Motion by: Lisa Guthrie **Seconded by:** Kevin Ryan **Approved**

H. 8262 Quinault Rd- Tree Removal

Motion to: approve even if wasn't necessary because of tree size.

Motion by: Lisa Guthrie **Seconded by:** Bob Whale **Approved**

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- I. 5467 Tsawwassen Loop- Deck replacement

Motion to: approve.

Motion by: Lisa Guthrie **Seconded by:** Scotty Diamond **Approved**
Homeowner was present to answer questions.

- J. 8099 Skeena Way- Tree and root removal- pulled application- he just cut limbs of tree

8. ADDITIONAL ITEMS DISCUSSION:

- **ACC Workshop discussion**

The committee discussed a previous complaint regarding exterior lighting. The compliance office and Amy had discussions with the owner who agreed to change the wattage and glow of the exterior lights causing a problem with the neighbor. The homeowner provided photos via email and they were shared with the committee. This matter has seems to be resolved.

- **Other Cure Notices**

- **5806 Salish Rd- will appear at next month's meeting**
- **5585 Chehalis Place- there's no update and no contact from owners**

ADJOURNMENT:

Motion to adjourn at 11:56 am

Motion by: Scotty Diamond **Seconded by:** Lisa Guthrie **Approved**