

BBVCC 64.90 TASK FORCE
Meeting Minutes
July 31, 2026 at 10:00AM

64.90 Task Force Members Present		
Llew Johnson	David Sheirman, Temp Chair	
Bev Franklin	Michael Stringam	Scotty Diamond
Members Absent	Dan Nedved	Margreta Silverstone
Staff Present	David Franklin, GM	
Guests Present	Randy Ambuehl	Susan Scheirman
David Wilbrecht		

1. **Called to Order** at 10:02 am.

2. **Adoption of the Agenda**

Motion: to approve agenda with revisions.

Motion by: Michael Stringam

Seconded by: Scotty Diamond

Approved

3. **Open Forum:**

none

4. **Review of Meeting Minutes**

Motion: to approve July 10 meeting minutes.

Motion by: Scotty Diamond **Seconded by:** Michael Stringam

Approved

5. **Administrative Matters**

a. Recording Secretary vacancy

Amy Ashby (staff) will draft meeting minutes for review and correction by the task force, consistent with other committee practices (Finance Committee model). The task force chair, or a designated backup, is responsible for drafting the agenda — not staff. Agendas to be distributed in PDF format; members to submit individual email comments to the chair.

b. Sharepoint site access issues

SharePoint links forwarded from outside the BBVCC domain do not work due to firewall restrictions. Links must originate from a bbvcc.com email address. David Franklin committed to resolving individual access issues with IT, including code-based authentication for members with personal Microsoft accounts. A dedicated folder will be built within the 64.90 SharePoint directory containing governing documents and plats.

6. **Old Business**

a. Review of Task Force Charter

The task force charter was reviewed section by section, with discussion on purpose, authority, objectives, and legal counsel engagement. The Task Force discussed collecting questions and coordinating communication with legal counsel with Task Force control. The General Manager explained the color-coding system (white = consistency with 6490, yellow = from original

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declaration, green = from bylaws) and filtering capability by amendment type in the draft document. Some Task Force members expressed concern that the restated declaration may be beyond the charter's scope, and questioned the origin and instructions given to legal counsel for drafting the ARCWD; noted the document was provided before the task force's first meeting. The General Manager clarified that attorney recommended starting with a new declaration template rather than redlining the existing one; this was communicated to and approved. The Task Force discussed that some governing document amendments depend on community input about what members want, and recommended coordination between the Community Plan Task force and the 64.90 Task Force. The Task Force also recommended a board-approved liaison process for legal counsel communication.

b. Board Action in Response to Task Force Request

The stand in chairperson confirmed the Board unanimously approved the task force's name change and the addition of Bev Franklin and David Sherman as new members.

c. Review Standing Committees Input

The stand in chairperson noted that on July 15, 2026, Amy Ashby sent a request to all standing committees to review the ARCWD and submit comments. Responses received were from ACC, Elections Committee, Golf Committee (Kevin Ryan and Lisa Guthrie individually), and Marina Committee. Lakes, Ponds, and Drainage would discuss at their upcoming Monday meeting, and Safety and Security would do so at their August 10 meeting. Bev noted that the Finance Committee had not yet reviewed the document. The Task Force discussed the stand-in chair's proposal to assign two task force reviewers per committee submission, with the restriction that members cannot review their own committee's submission. It was suggested that self-selection based on personal knowledge and interest would be more productive than random assignment. This topic was deferred to the next meeting when the chairperson will be present.

d. Review 64.90 Website- Governing Documents

There was discussion amongst the Task Force regarding difficulty locating meeting minutes. It was determined that using the "for residents" link on the website was easiest and a reminder about minutes posted only after Board approval was presented.

Birch Bay: Recommended the page be renamed to reflect the board-approved task force name and that current covenants, amendments (including removal of Article 7 and the quit claim deed transfer), and plats be added to the 6490 page.

Michael Stringham: Supported adding covenant amendments and the quit claim deed document to the site.

7. NEW BUSINESS

a. Use of the term "ARC-WD" for Declaration provided by CSD

The Task Force discussed and agreed to use the simple acronym instead of referring to the "lawyer's draft" or file name "Amended and Restated Covenants with Comments." The Task force recommended

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the heading of actual document (not just the file name) include the latest date and updated/revision identifier.

b. Adoption of “ARC-WD” for Task Force primary recommendations document

Yes or No vote occurred as suggested by the Task Force Chair in the Agenda however the Task Force Chair was absent. The ARCWD remains a working reference document but is not the designated primary recommendation to the Board

Motion to: Hold the Vote

Motion by: Bev Franklin **Seconded by:** Michael Stringham

1 yes 3 opposed 1 abstained

Motion failed

c. Review progress of Articles 1,2,11,13, 5 and 20

Status update: Article 13 and 20 (small group B) are ready for full group review and #1 and #11 are still in process (small group A). Article 5 has not yet started.

d. Assignment of other Articles

The Task Force discussed the order of priority and if the assignments are following a particular order or chosen at random. The stand in Chairperson will pass along to Task Force Chairperson. The Task Force discussed Michael Stringham to prepare a written summary of his recommended path forward for the August meeting with a Multi-column comparison approach (original text / attorney draft / task force recommendation) to be considered as the working framework. No new article assignments were made pending task force chair's return and clearer direction.

e. Review Task Force Action List

This document was not available for viewing.

f. Community Plan Task Force- liaison and interface between two task forces

Motion to: specific individuals to represent each task force to the other TBD

Motion by: Michael Stringham **Seconded by:** Scotty Diamond **approved**

g. Questions for Legal Counsel

The Task Force discussed compiling a list of legal questions before submission to counsel. A face-to-face meeting with legal counsel to be scheduled when sufficient questions are ready. It was recommended that a FAQ tracking system be used as a knowledge management tool.

h. Meeting Schedule and advance notice concerns

The Task Force discussed complications with specific days of meetings and suggested changing dates. The stand in Chairperson agreed to relay all scheduling comments to the Task Force Chairperson.

8. Additional Items Discussion:

a. Parking Lot Items

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Time did not allow for further discussion and stand in Chairperson recommended moving to the next agenda.

b. Other items

No other items discussed.

9. Adjournment

Motion to Adjourn at 12:35pm

Motion by: Scotty Diamond

Seconded by: Michael Stringham

Approved

Next meeting is scheduled for August 14, 2026