

BBVCC
Lakes and Drainage Committee Minutes
July 6, 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	Justine Brooks, AGM	David Franklin, GM
	Amy Ashby	Bobby Hoffer
Residents Present	Jim Pace	

- I. **CALL TO ORDER:** at 5:00 pm by Jon Hall.
- II. **Ratify Minutes:** June 1, 2026
Motion to approve minutes.
Motion by: David Scheirman **Seconded by:** Gwynne Briggs **Approved**
- III. **Adoption of Agenda**
Motion to approve agenda with additions of Crab and Car Wash Water disposal.
Motion by: Bill Reilly **Seconded by:** Dave Carpenter **Approved**
- IV. **Visitor Comments and Suggestions**

Jim Pace presented concerns about stormwater drainage and damage on his lot. He was requesting reimbursement from damages but the committee explained they had no authority to handle legal matters and could not address his request.

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., Bill R. helping estimate water usage and David F. follow-up regarding paperwork/application. (Jon H., et al.)

Regarding water rights for lake irrigation of the golf course, Bill Reilly received documents from staff and after reviewing what was provided he believes they are an accurate representation of water usage. David Franklin confirmed he has the paperwork and will handle the process.

B. Develop plan to provide comments on the BBV "Covenants" document.

For the covenant review, it was explained that committees need to provide consolidated comments particularly focusing on drainage provisions and other areas within their expertise with input required periodically as the 64.90 committee meets.

David Franklin clarified that while consistency amendments can be made without a full vote, other changes still require full vote approval. David Scheirman announced he would join the 64.90 Task Force meeting on

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Friday and serve as a liaison to provide guidance based on decisions made at that meeting, which will help shape the committee's contributions over the next several months. The Lakes, Ponds, and Drainage Committee will review and discuss these comments at the next meeting, with David Scheirman promising to provide a written report by the following week.

Subcommittee Reports

Biological Management Subcommittee

A. Testing Results

The meeting included a discussion on future turbidity samples to be taken for testing at water-entry points on the community's north boundary line. Also, recent phosphorus sampling/testing results showed relatively low levels in the lakes. Some were just slightly above 50 and some 68,62,65. These numbers are below or barely above minimum detectable levels. These numbers have not been this low for this time of year in a while so this is a good report.

The meeting focused on several key topics related to pond management and environmental issues. The committee shared visual inspection of the lakes look good as well as ponds 2 and 4. Pond 3 appears to have green material that looks like a plush carpet. The committee discussed the presence of Azola, a water fern, in Pond 3.

B. Status of discussions with Dept. of Ecology regarding the EutroSORB application issues (e.g., recent communications with Shawn Ultican, Dept. of Ecology)

The group reviewed the status of EutroSORB applications, which are pending with the Department of Ecology. Until Birch Bay Village receives word from the department, or 30 days pass the date the application was received, the permits must be followed. The village can get out of the permit for pesticide use with the Department of Ecology because they have agreed the ponds are part of the water quality system.

Hydrologic Control Subcommittee

A. BBV Lower Gate Projects updates

Bill reported that the Lower Gate projects are ready to apply, despite some uncertainty about pre-application requirements. The application will move forward.

B. Skeena Way culvert replacement: update on discussions with WA Dept. of Fish & Wildlife following 6/2/2026

The team also discussed the Skeena Way culvert replacement, which must include a fish passage culvert according to Washington Department of Fish and Wildlife requirements. Questions were asked to the DFW with no clear answer regarding some of their standards. Moving forward the committee will be meeting with an engineer to determine next steps.

C. Western Boundary Ditch

It was discussed that no action to be taken until we need to. It is rumored that the land is proposed to be 16- 5 acre tracks.

BBVCC
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July 6, 2026 at 5:00PM

D. Status of updating PowerPoint presentation covering BBV Stormwater Management Issues; and an update on scheduling a community meeting -Bill R., David S.

This meeting will occur on July 30, 2026 at 5pm at the BBV Clubhouse. Bill Reilly and David Scheirman will review documents for the presentation.

Flood Monitoring, Preparation, and Response Subcommittee

No topics to discuss

Education Subcommittee

A. Update on fishing program

David Scheirman shared information about a large carp found dead on Thunderbird near the boat launch area, noting the cause of death was unknown (whether by a predator, aging, or left on the shoreline by someone fishing). The committee discussed and agreed to pull this topic from future agendas as the program seems to be going smoothly and residents are enjoying it.

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

The group planned to include information about Azola in the upcoming newsletter and discussed stormwater management plans for a development project. The committee plans to include some photos and information about the upcoming town hall meeting regarding stormwater management. Gwynne agreed to do an educational “only rain down the drain” piece for the newsletter.

Development Oversight Subcommittee

A. Avista or other proposed development updates

No update.

County / Lakes Subcommittee

A. Update on MOU (e.g., proposed meeting with Loni Patterson in late June)

The stormwater site plan is still under review.

New Business

Subcommittee 2027 Budget- The committee discussed a subcommittee to meet and work on the 2027 budget.

Motion to Adjourn at 6:11 pm

Motion by: Jon Hall **Seconded by:** David Scheirman **Approved**