

BBVCC
ARCHITECTURAL CONTROL COMMITTEE
Meeting Minutes
July 7, 2026 at 10:00AM

Committee Members Present		
Michael Stringam, Chair	Lyle Sieg	Lisa Guthrie
Rich Santi	Kevin Ryan	Scotty Diamond, Board Liaison
Committee Members Absent	Bob Whale	
Staff Present	Justine Brooks, AGM	Amy Ashby, Executive Coordinator
Members Present	Randy Ambuhel	Larry and Jennette Benner
Mark Serif	Layne Boyle	

1. CALL TO ORDER: at 10:00 am by Michael Stringam
2. ADOPTION OF AGENDA
Motion to approve agenda.
Motion by: Lyle Sieg **Seconded by:** Rich Santi **Approved**
3. OPEN FORUM:
None.
4. RATIFY MINUTES: June 2, 2026
Motion to approve with edits discussed.
Motion by: Rich Santi **Seconded by:** Kevin Ryan **Approved**
5. CONSENT AGENDA – Admin Approved
5496 Tsawwassen Loop- Tree Removal
Motion to approve consent agenda.
Motion by: Lyle Sieg **Seconded by:** Kevin Ryan **Approved**
6. OLD BUSINESS:
5661 Nakat Way- Shed- change of original plans
Motion to approve with contingencies that gravel be clear with no fines and follow new plan with smaller shed and permeable base of gravel.
Motion by: Lyle Sieg **Seconded by:** Kevin Ryan **Approved**
7. NEW BUSINESS:
 - A. 5622 Salish Rd- Fence
Motion to: Approve as planned.
Motion by: Lisa Guthrie **Seconded by:** Rich Santi **Approved**
Homeowner was present to answer questions.

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B. 5646 Salish Rd- Deck Repair

Motion to: approve.

Motion by: Kevin Ryan

Seconded by: Lyle Sieg

Approved

Homeowner was present to answer questions.

C. 8249 Quinault Rd- Additon Remodel

Motion to: Approve with contingencies to provide an impervious calculations worksheet on an updated form.

Motion by: Lyle Sieg

Seconded by: Lisa Guthrie

Approved

Homeowner was present to answer questions.

D. 5781 Nakat Way- Cure Notice- ROW/Retaining Wall

Homeowners present on zoom. Discussion regarding cure notice and stop work order with Whatcom County. Homeowners were instructed to stop work on the property and to contact Whatcom County Planning and Development to sort out next steps to become compliant with the County. No decisions were made as the ACC will wait to hear back from the homeowner after discussion with the county.

E. 5460 Tsawwassen- Tree Removal

Motion to: approve as planned.

Motion by: Lisa Guthrie

Seconded by: Lyle Sieg

Approved

F. 5475 Tsawwassen- Fence

Motion to: approve.

Motion by: Lisa Guthrie

Seconded by: Lyle Sieg

Approved

G. 5509 Haida Way- Deck Replacement

Motion to: approve

Motion by: Lisa Guthrie

Seconded by: Lyle Sieg

Approved

There were questions if a shoreline permit was necessary. The home was built prior to any shoreline permits being required and this project only replaces the top slats. Lisa was able to meet with the homeowner prior to the meeting as homeowner was unable to attend.

H. 5658 Salish Rd- Fence and Concrete Slab

Motion to: approve with the contingency homeowner is aware of easement concerns specifically AR&R 4.2.3 letter e and that information is to be documented in approval letter.

Motion by: Lyle Sieg

Seconded by: Lisa Guthrie

Approved

I. 5746 Salish Rd- Tree Removal

Motion to: approve.

Motion by: Lyle Sieg

Seconded by: Scotty Diamond

Approved

J. 5782 Skagit Pl- Tree Removal

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Motion to: approve with contingency to provide the tree company's (Rawls) report to the ACC.

Motion by: Kevin Ryan

Seconded by: Lisa Guthrie

Approved

K. 8065 Makah Rd- Fence

Motion to: approve.

Motion by: Lyle Sieg

Seconded by: Lisa Guthrie

Approved

L. 8087 Kitamat Way- Pergola

Motion to: approve.

Motion by: Lisa Guthrie

Seconded by: Kevin Ryan

Approved

M. 8111 Kispiox Rd- Fence

Motion to: approve with the contingency that fence stays out of Right of Way.

Motion by: Scotty Diamond

Seconded by: Lisa Guthrie

Approved

N. 8118 Comox Rd- Tree Removal

Motion to: approve.

Motion by: Lyle Sieg

Seconded by: Scotty Diamond

Approved

O. 8192 Skagit Way- Flag Pole

Motion to: approve.

Motion by: Scotty Diamond

Seconded by: Lyle Sieg

Approved

P. 8230 Skeena Way- Tree Removal

Motion to: approve.

Motion by: Lyle Sieg

Seconded by: Kevin Ryan

Approved

8. ADDITIONAL ITEMS DISCUSSION:

9.

- **Exterior Lighting Complaint 5416 Salish Rd**

The committee was unsure of the need to address this issue in this meeting however the rule for exterior lighting was presented from the AR&R's. The ACC asked that this goes back to compliance to have a discussion between neighbors and see if there's a solution. It was clear to the committee that the lights were causing concern for the neighbor based on photos presented. If the neighbors cannot resolve the issue the ACC will review at a later date.

- **2027 Budget**

The committee discussed the 2027 budget in regards to their committee and found no need to have a budget as they don't have any expenses.

- **ACC Workshop discussion**

The committee chair led a discussion about updating the ACC language in the covenants to become consistent with RCW 64.90. He proposed rewriting these sections to better reflect the current process. It was suggested to remove the "God clause" that gives ACC absolute power and should instead reflect how

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the ACC works through the Board of directors. It was also suggested that the ACC should be described as being appointed by the Board and operating within approved architectural rules and regulations, with variances going to the Board for appeal.

Articles 11.1- land use, Article 11.2- Business, Article 11.3- ACC, 11.4- Building Limitations, 11.5- Leasing of Units, Article 11.6- General Use Restrictions, article 11.7- Rules and Regulations were discussed in detail. The ACC chair will provide the revisions to the committee for review after the meeting. After the committee agrees they are appropriate they will be passed along to the 64.90 Task Force.

A summary of the articles in above discussion:

11.1- Land use- ACC prefers the short version using the word "lot" rather than "unit" eg. "Each lot shall be used only for single family residential purposes, unless otherwise stated on the plat map. No lot shall be divided and sold or resold or ownership changed or transferred, whereby any such portion of the plat shall be less than the area shown on the face of the plat."

11.2- suggest moving into bylaws as there will be a need to change frequently

11.3- will need re written to remove the "God clause"

11.4- will need rewrite to be more generalized

11.5- suggest moving to bylaws

11.6- Suggest moving to bylaws or AR&R's but remove 11.6.4 in full

11.7- fine as is

The group also discussed 1 2 and 3 from the original declaration need to be moved into the new documents, but no discussion was had on how that will look.

ADJOURNMENT:

Motion to adjourn at 12:47 am

Motion by: Lisa Guthrie

Seconded by: Kevin Ryan

Approved