

Minutes of the Board of Directors Meeting 2025
CORDATA BUSINESS PARK ASSOCIATION

The annual meeting of the CBPA Directors was held on **Monday, March 17, 2025, at 11:00am** via Zoom. The purpose of this meeting was to discuss the proposed solution relating to the management of the beavers at the Cordata Business Park Association.

Members

<u>Present:</u>	<u>Name</u>	<u>Entity</u>
	Brian Keeley	Whatcom Community College
	Kate McDonald	Cordata Neighborhood Association
	Brian Estes	Larrabee Springs North HOA
	Ali Taysi	ATV Consulting
	Amia Froese	Saratoga Commercial Real Estate
	Molly Koch	Saratoga Commercial Real Estate

1. Call to order

The meeting was called to order at 11:00am. Most of the members of the board were present.

2. Pond/Beaver Management Discussion

- Ali Taysi started the discussion off with an explanation of the strategy he plans to use for the beaver management at Cordata. He has engaged a design team which includes a surveyor, biologist, civil engineer and a beaver specialist. Both Ali and the design team have met with the City and the Department of Fish and Wildlife on-site several times to review the issue and develop a plan. The proposed solution will allow us to install an infrastructure to maintain the pond levels while keeping the beavers in the area. The infrastructure is called a “pond leveler”. This is a fully engineered approach based on surveys, pond levels and dam heights. This involves a pipe system with a protected inlet/outlet with a metal cage around the pipe, also referred to as a beaver deceiver, so the beavers cannot block it off. Ali also added that the Department of Fish and Wildlife will not allow us to remove the beavers from the area.
- Ali indicated this work will require three permits, all of which have been prepared and submitted for approval. The three permits he has submitted are the City Critical Areas Permit, the City administered SEPA permit and the Department of Fish and Wildlife HPA. Once the City issues the SEPA permit, the Department of Fish and Wildlife can proceed with final review and approval of their HPA. Ali hopes to have all three permits approved so this work can be done in August, when pond levels are at their lowest point.
- Ali advised that once this project is complete, we will need to have the pond inspected annually to clear any debris that have accumulated as well as file an annual inspection report with the City. He indicated that anyone can do this long-

term maintenance and estimated going forward we will need to budget \$1,000/yr for pond maintenance and monitoring.

- Since we will not be using a large company like RAM or Stremmer for this project, Amia noted it will be a lot lower in cost than originally thought therefore we shouldn't need a special assessment. CBPA will rely on the dues we continue to collect as well as the reserves that are currently in the budget to fund this project.
- Brian Keeley requested Ali provide either a reference letter from Beavers Northwest or an example of a successful similar project they have done in the past. Ali indicated he will be providing the requested documents to the Board.
- Ali added that we have a separate permit in process to remove accumulated debris and vegetation that is blocking the outfall of the large 36" diameter pipe at the north end of the north pond. This work will include replanting this area with some native vegetation that will not generate as much debris over time.

3. THE MEETING WAS ADJOURNED