

1 SUDDEN VALLEY COMMUNITY ASSOCIATION
2 BOARD OF DIRECTORS MEETING MINUTES
3 THURSDAY, MARCH 12, 2015
4 DANCE BARN
5 7:00 PM

6 In Attendance:

7 Larry Brown, President
8 Carol Bauman, Vice-president (Absent)
9 Leslie McRoberts, Secretary
10 Carol Houlton, Treasurer
11 Mike D'Angelo (Absent)
12 Nick Flacco
13 Grace Shaffner
14 David Narsico
15 Samantha Rorabaugh
16 Georgia Allen, Acting N&E Chair
17 Jo Jean Kos, ACC Chair
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20 Community Members: 11
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22 Sudden Valley Staff: Mitch Waterman, Interim Managing Director
23 Nicole Chiarella, Administrative Specialist
24

25 I. CALL TO ORDER

26 A. The meeting was called to order at 7:03 PM.

27 II. ROLL CALL

28 III. ADOPTION OF AGENDA

29 A. Agenda was adopted as amended.

30 IV. ANNOUNCEMENTS

31 A. Send suggestions to Director Bauman for EMB evaluation categories

32 B. Firefighters Appreciation Dinner, March 28

33 V. PROPERTY OWNER COMMENTS

34 A. Member was concerned about enforcing trash fee, as the county already has
35 policies in place for trash violations.

36 B. Member voiced concerns over document inaccuracies on the Website as well as
37 publication of documents in word format, not PDF.

38 C. Member commented that committee members should take care to clarify in what
39 capacity they are speaking, as a community member or as a committee member.

40 D. SunMark appreciates action taken by the GM to include them in future marketing
41 for the Sudden Valley community.

42 E. One member spoke of her past with Sudden Valley and the importance of making
43 the Valley work for everyone.

44 VI. BOARD COMMENTS

45 A. Director Narsico requested that the Views be located on the newspaper racks in
46 the Clubhouse, and more prominently displayed for property owners.

47 VII. CONTINUING BUSINESS AND VOTING AS NECESSARY

48 A. Review Email and other Policies for New Board Members – LB

- 49 i. Director Brown explained that email exchanges between Directors that
50 contain opinions and discussion about SVCA business can be construed as
51 a meeting and is therefore inappropriate. Board emails can always ask a
52 single question and propose an agenda item so long as it doesn't lead to a
53 conversation between Board members.

54 B. Review Status of Tourism Brochure – MW

- 55 i. Purpose of the magazine and participation is to market to new and
56 potential homeowners, to act as the SVCA Chamber of Commerce.
57 ii. SunMark is now working with the Association in a closer capacity, similar
58 to ReMax.
59 iii. 60,000 brochures were printed and sent out. They are distributed world-
60 wide and printed once a year.

61 C. 2014 Financials Update

- 62 i. Director Houlton reported that the Views 2014 financials were
63 prematurely published, and were therefore incomplete.
64 ii. EMB prematurely canceled our access to C3 in the middle of January
65 curtailing our ability to make accounting transactions for several days.
66 ATG restored our access and will oversee C3 moving forward. Backups
67 are also missing and we will present a demand letter to EMB for this
68 information. With Finance Committee oversight, we have determined with
69 reasonable certainty that no cash is missing although it is in the wrong
70 accounting buckets.

71 D. Disposition of Sudden Valley Lots – MW

- 72 i. Currently 56 Sudden Valley lots are considered not buildable. Managing
73 Director Waterman proposes to liquidate these lots by selling them to
74 adjacent property owners with the condition that all lots must be bound to
75 already existing properties. If they are not sold within a reasonable time
76 frame, they will be taken off the county tax rolls and turned into green
77 space. Sale of each lot will need to be approved by the Board.

78 VIII. NEW BUSINESS AND VOTING AS NECESSARY

79 A. Speeding Issues & Corrective Measures – MW

- 80 i. \$300 in citations have been issued to date, and paid.
81 ii. Safety and Compliance Coordinator, Norm Smith, spoke about the option
82 of a portable radar speed display to monitor speeding issues. It will also be
83 used to analyze traffic flow and determine if additional speed bumps
84 should be installed.

85 B. Approve Appeals Procedures & Elect Appeals President – CB

86 **MOTION:** President Brown nominated Director Bauman for Appeals Committee Chairperson.
87 Director Rorabaugh seconded. The Board voted unanimously to approve the motion.

- 88 i. The Appeals Procedures were amended and will be tabled until the next
89 Board meeting.

90 C. Whatcom County Emergency Management Council

- 91 i. Sudden valley is offered active participation and a seat at the table for this
92 organization. Membership will give Sudden Valley access to the Federal

93 Excess property list. We would also participate in countywide emergency
94 training events. One of the requirements is a number of CERT trained
95 members. Negotiations with the Managing Director and the Council are
96 still underway, and will bring back a proposed agreement to the Board.

97 D. July 2015 Meeting Locations

98 **ACTION ITEM:** Director McRoberts suggested we contact the Firehouse to house the July
99 2015 Board meetings.

100 E. Dance Barn Rejuvenation – CB – Withdrawn.

101 F. 2015/2016 Measures – This was a reminder to start thinking about measures for
102 the Nov. AGM.

103 IX. CLOSED SESSION FOR LEGAL AND PERSONNEL ISSUES

104 At 8:30PM, Director McRoberts moved to go into closed session. The motion was
105 seconded by Director Rorabaugh and was approved by acclamation.

106 X. ADJOURNMENT

107 The meeting was adjourned at 9:15 PM.
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