

1 SUDDEN VALLEY COMMUNITY ASSOCIATION
2 BOARD OF DIRECTORS MEETING MINUTES
3 THURSDAY, MARCH 26, 2015
4 DANCE BARN
5 7:00 PM

6 In Attendance:

7 Larry Brown, President
8 Carol Bauman, Vice President
9 Leslie McRoberts, Secretary
10 Carol Houlton, Treasurer
11 Samantha Rorabaugh
12 Nick Flacco
13 Grace Shaffner
14 David Narsico
15 Georgia Allen, Acting N&E Chair
16 Jo Jean Kos, ACC Chair

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19 Community Members: 15

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21 Sudden Valley Staff: Mitch Waterman, Managing Director
22 Nicole Chiarella, Administrative Specialist
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25 I. CALL TO ORDER

26 A. The meeting was called to order at 7:00 PM.

27 II. ROLL CALL

28 III. ADOPTION OF AGENDA

29 A. The agenda was adopted as amended by acclamation.

30 IV. ANNOUNCEMENTS

31 A. Marina Enforcement – MW

32 1. Marina access will be restricted at dusk because of vandalism problems.

33 This is enforcement of a current policy.

34 B. The Association has collected over 70,000 dollars in delinquent dues, and an
35 additional 65,000 is expected from payment plans.

36 C. The Casey lawsuit has come to terms.

37 D. The court has released Sudden Valley's performance bond for 49,000 dollars.

38 E. Maintenance will be working on restoring stairs by the Barn playground shortly.

39 F. Road clearing and shrub maintenance for Gates 3, 5, and 13 will begin on April 7
40 and continue for 3 months.

41 G. Jacob Close was voted President of the Western Washington Superintendents
42 Association.

43 H. March 28 at 4:30 PM is the Firefighter's Appreciation Dinner. Deputy Collins
44 will be attending.

45 I. April 4th is the Easter Egg Hunt. The event is hosted by CTK, and there will be
46 face painting followed by a hot dog roast.

47 J. April 25 is the Fishing Derby. Children 13 and under do not need a fishing
48 license. Free for the kids.

49 K. Pearl Django is performing is performing on April 25.

50 L. April 25 is the Pancake Feed.

51 V. PROPERTY OWNER COMMENTS

52 A. Property owner voiced their concerns about deteriorating housing conditions.

53 VI. BOARD COMMENTS

54 A. Mitch Waterman answered a property owner comment regarding deteriorating
55 homes. Sudden Valley is targeting specific areas and issues in order to issue
56 citations, enforce signs, and implement compliance.

57 VII. APPROVAL OF MINUTES AND VOTING AS NECESSARY

58 A. January 29, 2015 Minutes – tabled from Feb. 26, 2015

59 1. The minutes were adopted by acclamation as amended.

60 B. February 12, 2015 Minutes – tabled from Feb. 26, 2015

61 1. The minutes were tabled until April 23, 2015.

62 C. February 26, 2015 Minutes

63 1. The minutes were tabled until April 23, 2015.

64 D. March 12, 2015 Minutes

65 1. Accepted as submitted.

66 VIII. MD'S REPORT AND VOTING AS NECESSARY

67 A. Administration construction is nearing completion, and is on budget.

68 B. There are temporary new staff to help market Golf, and selling Sudden Valley
69 lots.

70 C. Citation report will be released officially.

71 D. Department of Emergency Management has offered us to be full participants in a
72 mock-meeting.

73 E. Norm Smith gave an update regarding the Citizens Emergency Response Team
74 (CERT) classes.

75 F. Forest Management – Brief Presentation

76 1. American Forest Management is subcontracted with Wilson Engineering
77 to determine forest health issues. Fieldwork is done, and reports are
78 pending in the next few weeks.

79 IX. TREASURERS REPORT AND VOTING AS NECESSARY

80 A. February 23, 2015 Minutes

81 1. The minutes were adopted by acclamation as amended.

82 B. Financial Update

83 1. The Financial Committee and Accounting Manager are still working
84 towards a complete picture of 2014 financials.

85 C. New Finance Committee Member, Tony Louzao

86 **MOTION:** Moved and seconded to adopt Tony Louzao to the Finance Committee by
87 acclamation.

88 X. COMMITTEE REPORTS AND VOTING AS NECESSARY

89 A. Architectural Control

90 1. March 5, 2015 Minutes

91 1. Accepted as submitted.

92 2. March 19, 2015 Minutes

93 1. The minutes were tabled until April 23, 2015.

94 B. Communications

95 1. February 9, 2015 Minutes

96 1. Accepted as submitted.

97 **MOTION:** Moved to add Grace Shaffner to the Communications Committee. The motion was
98 seconded.

99 C. Document Review

100 1. President Brown thanked Director Bauman for her efforts in organizing
101 and reviewing old documents.

102 **MOTION:** Director Bauman moved to add Grace Shaffner to the Document Review Committee.
103 The motion was seconded by Director Rorabaugh.

104 D. Emergency Preparedness

105 **MOTION:** Director Bauman moved to add Grace Shaffner to the Emergency Preparedness
106 Committee. The motion was seconded by Director Houlton.

107 E. Nominations and Elections

108 1. The deadline to apply to the Nominations and Elections Committee will be
109 extended to April 30th.

110 XI. CONTINUING BUSINESS AND VOTING AS NECESSARY

111 A. EMB Evaluation – CB

112 1. Director McRoberts would like to put these questions into a survey for the
113 Board and property owners to respond.

114 **ACTION ITEM:** Director Flacco, Director Rorabaugh, and Brent Lindquist will assist in the
115 efforts to create a series of questions to evaluate EMB.

116 B. Releasing Sudden Valley Properties & Lot Sales – MW

117 **MOTION:** Move to give Management authorization to liquidate and sell ULIDS. The motion
118 was seconded by Director Bauman. Director Flacco abstained. Motion passed.

119 C. Appeals Procedure – MW

120 **MOTION:** Director Houlton moved to approve the Appeals Procedure, and the motion was
121 seconded. Board approved unanimously.

122 XII. NEW BUSINESS AND VOTING AS NECESSARY

123 A. Sudden Valley Neighborhood Watch –DN

124 1. Director Narsico spoke about a recent attempted break-in at his home.
125 2. Compliance Coordinator Norm Smith spoke up regarding community
126 interest in a Neighborhood watch.

127 XIII. CLOSED SESSION TO DISCUSS LEGAL MATTERS

128 A. There was no closed session.

129 XIV. ADJOURNMENT

130 The meeting was adjourned at 8:41 PM.