

SUDDEN VALLEY COMMUNITY ASSOCIATION  
COMMITTEE OF THE WHOLE SVCA BOARD MEETING  
THURSDAY, APRIL 21, 2016  
SWFA Training Room – 7:00 PM  
MINUTES

- I. CALL TO ORDER AT 7:00 PM
- II. ROLL CALL  
Board Members:  
Chair: Leslie McRoberts  
Directors: Carol Bauman, Grace Shaffner, Carol Houlton, David Narsico, Mike D'Angelo, Samantha Rorabaugh, Mike Ashby, Linda Bradley, Rich Bailey  
Excused Absence: Gail Chiarello  
Owners/Members: (?)
- III. ADOPTION OF AGENDA  
Town Hall item was added at VII, approved by acclamation as amended.
- IV. PROPERTY OWNER COMMENTS
- Owner Dave Gustafson, comment that he participated in the Petition Drive. Asked if any of the SGM money will pay for the Managing Director's salary. Treasurer Carol Houlton stated all funds would be tracked carefully and audited by our auditors to ensure SGM funds only pay for the items approved at the SGM. He expressed concern that a member of the Board was stating otherwise on FaceBook and that it hurt his credibility. He requested a retraction and an apology from the Board member.
  - Beverly Dawkins stated that this Board member always states that he is speaking as a community member but feels the fact he is a Board member means he must state the truth even if speaking personally.
  - Owner Bob George asked for clarification about how the SGM funds will be spent.
- V. RECAP  
Chair Leslie McRoberts offered a recap of previous discussions and decisions as asked the Board to verify this matched their understanding.
- Barn 7. It is badly damaged and must be removed, its replacement if rebuilt will be smaller and if the library is offered space it would be smaller than previously and we ask them to partner with us. Options if it is not rebuilt is to make the space a parking lot or park. Rec Corridor (numbers were given as to usage – I think I heard 4000, library 1500, and YMCA (?))
  - Ice Barn. Whatcom Hockey is writing a proposal according to Mitch Waterman, but could be razed and made into a parking lot.
  - Maintenance buildings may be dealt with separately, need to determine what is needed.
  - Rotunda. Could cost well over \$500k to renovate but there are no good ideas for its use.
  - A Town Hall is scheduled for April 30 to present a strawman of the recommended facilities, with a second scheduled for some time in June.
  - Leslie stated we could get a loan to fund facilities but we need the full vote of the community.
- VI. Facilities Presentation by LRPC
- Samantha Rorabaugh stated that various committees are working on 3, 5 and 10 year suggestions but there are no reports as of this date.
  - Governance – There was no report

- Finance & Revenue - There are four topics they are working on but not ready to report yet.
- Parks – There was no report.
- Golf – Topics being addressed are a fertilizer program and membership bundles but no suggestions for facilities.
- Marina – There was no report.
- Transportation – This group is exploring how to interface with outside groups to provide Sudden Valley with more transportation options.
- SST – Recommended that Barn 7 and 8 be combined and look at funding in multiple ways,
- Leslie stated we need maintenance for parks.
- Mitch stated that the Marina will have capital needs.
- Emergency Preparedness should be taken into consideration for facilities and a generator is needed, which Mitch says will probably cost about \$150k.
- Linda Bradley suggested we need to start putting costs together for the strawman facility ideas. Samantha suggested we could create a range of costs for each facility. David Narsico would like to see visual samples of the facilities and their functions. Mike Ashby wishes to see the costs early so people get over the sticker shock.
- Fred Haslam (owner) said the Board should be the major planning entity, we should develop well articulated rationale for the pros and cons.
- Mitch said Cheryl Taylor has asked to reserve some money to have an architect do some renderings of facilities.
- Leslie stated we must also explain the cost to not do the work. She also stated that history tells us that most we can expect at a Town Hall is 60-75 people so the information must go out through all venues.
- Clive Allen (owner) suggested Maintenance and Golf Maintenance could be combined and to use pre-engineered buildings. Mitch has explored that option and feels Golf Maintenance does not have enough room to accommodate both.
- David favors loans as we can get the facilities now and enjoy them now and into the future, as long as it is a reasonable amount per month.
- Samantha said she can put an event reminder on FaceBook.
- Fred likes the idea of loans with a strategic plan for when to build and what it will cost. He also feels we need to explain why the \$400k worth of construction in Barn 7 on behalf of the library cannot be kept, what is the rationale for not doing so?
- Mitch mentioned that in preparing for the Reserve Study, David Schwindt suggested we consider increasing our transfer fees for home sales be increased from \$125 to \$1,000. He is having the concept reviewed by our attorneys and it is looking good, could be started nearly immediately. With an average of 140 homes sales per year this could be a very nice amount of income to help fund capital expenses.

## VII. TOWN HALL

- Leslie reiterated that we should focus on the Rec Corridor, Rotunda and Maintenance.
- Carol Houlton recommended we also consider the Marina and parks. She also suggested we not only develop a cost for each, but also an idea of life cycle and cost of maintaining them. In addition, we should put together a 15-year plan for building and funding all facilities.
- Clive liked the idea of the engineered buildings and suggested we check Iron Gate.

- Mike A. suggested we explore Barn 7 and that for the Marina we determine what the cost of renovating is versus the anticipated increase in revenue.
- Mike D'Angelo wanted to know if the insurance company will decide if Barn 7 should be condemned. Mitch said that the county will condemn the building, not the insurance company. We can take a plan to the county and sell them the ideas.
- Samantha offered to begin creating a plan for the Town Hall presentation.
- Mike A. suggested the Rotunda could be used for a coffee shop, weddings, business, property sales, offices, or make it a park. We could also put up a stage or gazebo.
- Leslie stated if we tear something down we can use capital funds as long as we have a plan.
- Linda says we need to know maintenance costs. She likes the idea of increasing transfer fees.
- David says we need to communicate how dues are spent better and respond on FaceBook to questions. We should address or refute all concerns.
- Mike D. wanted to know if we will have an insurance policy update on Barn 7 by next Thursday and for the Town Hall. He applauds the increase in the transfer fee.
- Fred is fearful about Dave Gustafson's comments and the apparent dissension among the Board members. He suggests we find a more constructive way to resolve differences, otherwise it compromises getting anything done.
- Leslie suggested the DM, the Executive Committee and Samantha work on the plan for the Town Hall.
- The next COW meeting will be May 5 at 7:00 PM in the Dance Barn.
- The Town Hall is April 30 from 2 to 4 PM.

#### VIII. PROPERTY OWNER COMMENTS

- Nick Flacco Flacco (homeowner) asked who provides permits for the Marina. Mitch stated it is primarily the Department of Natural Resources. Nick is fine with a loan if the community votes for it at the AGM.
- Larry Brown (homeowner) asked if the question of a loan goes to the membership, what percent of the membership must vote in favor for it to be approved. Leslie stated that is still to be determined.
- Linda (re loans, members may make a commitment (?) – not sure what I meant here.)
- Mitch stated that we have trust property that we can use as collateral on a loan.
- Mike D. said what is the percent and do we have to change. (I have no idea what I meant here.)
- Fred is more in favor of making the vote regarding a loan an advisory vote so that it does not prevent the Board from using its authority to make the decision on its own.
- Nick stated the Board cannot sell trust properties without the approval of members. What impact will that have if we use it as collateral and we default on the loan?

#### IX. ADJOURN – 8:40 PM