

BOARD OF DIRECTORS CANDIDATES



Cheryl Taylor

Biography

With three years participation in SVCA committees, I've listened to the concerns of members in the face of escalating financial problems in the community. From 36 years' personal business experience (24 as an entrepreneur), we must balance the budget, adopt best business practices, institute professional conduct and open a dialogue with leaders and homeowners.

The proven skills I bring to face our challenges are project management, systems analysis, process/cost-savings analysis, team building, and technical communication. I have led quality improvement teams that resulted in \$1 M cost savings process improvements at Boeing Corporation. I offer those capabilities to Sudden Valley.

Vision Statement:

Immediate Goals:

- ★ Tighten controls on SVCA spending.
- ★ Seek and address the needs of all gates.
- ★ Implement honest and direct communication among the Board of Directors, the General Manager, staff, and the membership.
- ★ Stop the negative image in the media.
- ★ Encourage pride of ownership in our Sudden Valley home.

Longer Range Goals:

- ★ Create a responsible, **balanced budget**.
- ★ **Examine spending practices** to identify ways to improve fiscal stability and promote cost saving principles to ensure fiscal prudence.
- ★ **Examine lease agreements** so that we **stop subsidizing ANYONE** with our dues monies. Restructure lease agreements so that all amenities pay fair market value.
- ★ **Implement Best Business Practices** in all policies. SVCA is a \$4Million a year organization and must use proven

management and financial methodologies to become successful.

- ★ **Streamline SVCA policies**, as well as other pertinent business documentation, so that they are organized, accurate, and accessible to all.
- ★ Review the Board and committee-driven processes to **optimize cost savings**.
- ★ Review, simplify, and bring current the applicable Rules and Regulations to **reduce the expense of enforcement**.
- ★ **Examine the Views** with an eye of using technology to cut costs and balance the information to appropriate and applicable to this community.
- ★ **Institute Community Association Meetings more frequently** during the year and incorporate technology that allows for virtual attendance and interaction. **Promote an unimpeded exchange of communication** throughout the community.
- ★ **Restructure the Long Range Planning Committee** to include short-term

strategic concerns. This will ensure a thorough overview of potential needs, opportunities, and pitfalls.

- ★ **Encourage and promote collaboration** between the Long-Range Planning and the Finance Committee.
- ★ **Coordinate between the outgoing and incoming Board members** to ensure continuity regarding emerging issues, current projects, Board service, and Code of Conduct.
- ★ **Promote improved relationships with local jurisdictions** to partner on projects that affect our environment and infrastructure.
- ★ **Seek and pursue funding sources** such as grants and local fund-raising efforts to augment the funding of specific projects wherever possible.

- ★ **Encourage community participation and support** in the governance of the community by creating an environment of trust and good-will among all members.

Priorities:

- ★ Roads
- ★ Forest Safety
- ★ Area Z Hazardous Waste Mitigation
- ★ Watershed Protection
- ★ Community Education and Engagement
- ★ Parks and Trails
- ★ Marina

LinkedIn Profile:

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Election Website:

www.Taylor4sv.com



**Leslie
McRoberts**

Biography

I am a longtime resident of Sudden Valley with an in-depth knowledge of all aspects of the community - campground, mailboxes, density reduction, golf, marina, recreation facilities, etc. I will support the entire community and the diverse interests of all of the members. I'm a retired Principle Information Resources Manager with over 30 direct reports on two continents and a multi-million dollar budget. As a systems analyst, I understand that all decisions have consequences that must be considered. I will make the decisions that I believe are best for the entire community after listening to input from all points of view.

Vision Statement

Sudden Valley has over 2800 homes with 7,000 residents. It is the size of a small city and has the fourth largest population in the county. In many ways, the Association functions as its governing body, providing services to its members. And instead of collecting taxes, the Association collects dues to provide these services.

Foremost among these services is upkeep of its 40 miles of roads. In addition to paving, road reserves are used for repair and replacement of the under-road culverts, and the roadside swales and vegetation trimming. And all of the facilities and equipment required for this work need regular preventive maintenance.

Sudden Valley has a variety of amenities which community members share. Young families participate in the recreation offerings by the YMCA including after school and summer programs with access to the main swimming pool. Many members enjoy boating at the marina or taking their dogs to the adjacent off-leash area. Other members play golf or tennis, and members of all ages use the library and the multiple parks. These community amenities enhance our community members' quality of life and directly contribute to our property values.

As a member of the Board of Directors, I will seek balance in the maintenance and preservation of all of our amenities. I will consider points of view from all members of the community. Just as with a city, this community doesn't exist as a profit center but to serve the interests of its members.

Each of our employees has been hired to perform a specific function, from administration to accounting to maintenance and that each department is properly supervised. These functions are periodically reviewed to ensure that they are appropriately staffed. As a Board member, I will review regular reports from our GM to ensure that our members' expectations are met.

As a Board member, I will review financial requests from staff and the Finance Committee to ensure that Sudden Valley receives the best value for projects. We may not always select the cheapest bid, but we need to stop putting band aids on our problems.

Another very important function of being a Board member is maintaining relationships with various outside governments and agencies such as Whatcom County and Washington State and their many

agencies that control our ability to function. When I was a Commissioner of the Lake Whatcom Water and Sewer District, I formed these relationships and they have held us in good stead enabling us to obtain permits and cooperative projects.

I'm asking for your vote for the SVCA Board of Directors to represent the entire community. It is long past the time for "identity politics". The Board needs to listen to input from all of our members in order to make informed decisions.



Biography

After graduation, I escaped the harsh winters of Northern Michigan by joining the US Marines. While serving, I became a Marksmanship Instructor before returning to my primary duty in Cryptographic Systems Management. After returning from the Gulf War, I moved to this area and enrolled at UW before starting a Business Networking Services company.

Eric Trower

My wife, Carol, and I are in our 4th year in SV. Over that time (with some effect), my job as a Community Member has been to be a part of our "checks and balances," to speak up in a responsible way and challenge our Governance.

Vision Statement

Almost two years ago I really tried to understand why Sudden Valley was falling apart by talking with people I'd met through Facebook – even a few Board members – and came to the belief that the Board and Management were failing us. I attended meetings. All of them. I spoke up. I ran for the Board as a "Clean Sweep" candidate. By the time our ballots came, I didn't even want to vote for myself.

I had wrongly accused our Manager of lying, and needed to apologize and correct myself during the next meeting after I reviewed the tapes. I refused to participate in negative attacks on our opponents or individual staff members that unfortunately continue. I realized that it was so much easier to tear people down than to build them up – and I have always worked to build, not destroy.

I stopped asking for answers on Facebook. I found the correct answers at the source. After the election, two Directors quit. I was interviewed and appointed to fill one of the empty seats for this year. I've decided to run for the seat again because I believe my contributions have been meaningful and I'm willing to admit my failures.

During my first Board meeting, we discussed a motion about the cleanup at Area Z. I proposed that the motion be amended to say that we would not just start the process - but would complete it too. That passed, and it's underway.

I voted against motions to hold the Special Election when we did and how we did, but supported the end measure because it was the best we could have asked for after losing the earlier procedural motions. I did successfully insist that the Roads be included in it.

As Chair of the Communication Committee, the Sudden Valley Facebook Group was dismantled in favor of a Sudden Valley Facebook Page which is appropriate for organizations like ours.

I successfully argued to have our website upgraded to allow accurate viewing by those with phones or tablets (2/3 of visitors). Bids are being solicited now.

I formed the Traffic Safety Task Force and have brought in hundreds of dollars in Member donations to support necessary equipment purchases. This project is underway.

Because our community must allow the general public to use our beaches at the expense of our Members, the easy answer is to charge the public to park their cars. I've found a way to charge non-Members by license plate number and the bid is currently being reviewed.

I proposed the charter for a Parks and Trails Committee which was accepted. This Committee also focuses on the FireWise program.

We all want to cut costs wherever possible, and I'm finalizing a way to do it with the Views while complying with our By-Laws. This is a great example of the challenges a Board Member faces when a good idea comes along – it is a very slow and deliberate process to create positive changes.



Richard Waltke

Biography

General Overview:

Richard is an MBA with decades of experience handling multi-million-dollar initiatives.

Education:

<u>School</u>	<u>Degree</u>
University of Dallas	MBA - Business
California Lutheran University	BBA - Business

General Disciplines:

Based in the financial development sectors within Telecommunications and Financial disciplines. Seven years as CreekpoinTE HOA President; Vancouver, Washington

Career Synopsis:

Richard has been responsible for multi-million-dollar initiatives (largest at 1.8 billion dollars). Completing this work on-time and on-budget was non-negotiable. Richard's experience emphasizes listening, leadership, planning, people skills, commitment, and successful project completion.

Willing to Serve; Let Richard help us.

Vision Statement

I believe Sudden Valley is an exceptional geographic, people oriented, and opportunity laden environment that currently provides a welcoming, beautiful lake; and forest rich living environment for her population. Currently, this environment is under threat from several directions. My vision for Sudden Valley addresses these threats by utilizing a fundamental application of sound business oversight: working within the objective truth and facts of the challenge (business case); applying in-depth business knowledge; ultimate decision-making through leadership; protecting the homeowner as priority; keeping in mind the "big picture" within HOA rules; exhibiting the highest of transparent

ethical standards; and absolute commitment to better assure that well thought-out programs and solutions are implemented.

Sudden Valley Future Development:

As to the future development of Sudden Valley, we are at a crossroad. The wellbeing of existing and future occupants of Sudden Valley should be the priority of the HOA; rather than the builders and developers, or other business entities with profit making goals. Established rules and regulations, coupled with advantageous solutions should be the HOA policy. Open contract bidding for all assets should be the norm. Recently, fourteen lots were sold to a builder under a “no bid” contract. The HOA lost potential opportunity for revenue enhancement, while potentially lining the pockets of the builder. What about the appearance of ethics? We cannot afford to be so cavalier with our assets. New home building sites are being 100 percent cleared of trees with the oversight and approval of the ACC and General Management of the HOA. As example, drive by 148 and 194 Sudden Valley Drive. Great for the builder, but how about the community? Terrible. Do we want row houses? Let’s amend the ACC Rules 14.7.2 to allow better oversight. This is our community!

Financial Health:

As a community, we need to remain financially viable within the program plan of:

- 1) Maintaining existing assets.
- 2) Providing for future funding requirements, including reserves for maintenance.
- 3) To isolate shortcomings in our cashflow, and through intelligent business cases;
 - a. Identify profitable initiatives to enhance our net operating cash position to allow us to thrive as a community.
 - b. Not be constantly faced with funding shortfalls that encourage “sale of assets” discussions.

In my mind, not accomplishing these objectives is a certain path to erosion and ultimate loss of our Community; and the lifestyle we cherish.

Participative Community Interest:

Residents of Sudden Valley take a participative interest in community affairs. Open Board of Directors meetings should be attended to show community interest, to get a correct understanding of issues; and know how final conclusions are determined. This is the time for residents to speak with equal voice about concerns, suggestions, and directly influence the Board of Directors with the pertinent committees; via public forum.

My background has decades of business experience with MBA support.

Available for discussion within normal business hours.

Willing to Serve; Let me help us.



Sue Nuyda

Biography

Hello Sudden Valley! I would like to introduce myself as a candidate for the board. I have lived in Sudden Valley since 2015 and consider our valley to be one of the most beautiful places in the country. The hiking trails, waterfalls, and forests are unparalleled.

I have owned a computer consulting company since 2012. Previously, I managed the IT department of a large hospital in North Carolina, where, I was responsible for staffing, budget planning, and overseeing multi-million-dollar computer projects and roll-outs. My success is due in no small part to my fiscal conservatism.

Vision Statement

If elected, my #1 priority would be to make our association financially healthy. We must improve our current financial picture before embarking on new projects aimed at the growth of our community. This will require a lot of work, but I am confident we can get there. I believe that except in the case of emergency, non-budgeted spending requests should be postponed until the next budget cycle, where they can be prioritized against other requests. Golf, once a revenue source for our community, is now a financial drain. We must ask ourselves, formally, if this is an amenity we would like to keep. Are staffing levels appropriate? Should we maintain 24/7 security or modify our covenants to remove this requirement? Do we want to repair the marina? Are we willing to pay additional dues or special assessments? These are questions for our community; the answers will determine our future direction.

Once we establish controls on spending, and begin rebuilding our reserves, we can ask ourselves where we'd like to focus our future growth. I would love to see a return of sailing to our marina. Whatcom Land Trust is working on developing mountain bike trails behind Lookout Mountain and has expressed interest in developing camping facilities in that area. I would be interested in working with the county to see what can be done with our now-defunct campground to breathe life back into it. Call it synergy. I would love to see a Recreation Committee make a return to our valley. In reading old Views articles, I see that pot-luck picnics, sailing events, and tennis tournaments were once the norm. I would love to see a 21st century version of such community-building activities. I have seen strong interest in volunteerism. I would love to harness that energy in the building of an inter-connecting network of trails to our neighborhood parks.

I am an outdoors enthusiast and environmental advocate. I would like to see increased collaboration with the city and county to reduce Sudden Valley's impact on Lake Whatcom, our drinking water. Thank you for your consideration.



Biography

Alma Hromic Deckert (pen name, Alma Alexander) was born in Yugoslavia and lived in Africa, Europe, and New Zealand. She earned a Master of Science degree in Molecular Biology from the University of Cape Town.

**Alma Hromic
Deckert**

Alma is the author of eighteen books, many short stories, creative non-fiction, journalism and literary critique. (More at www.almaalexander.org.)

She won the 2000 *BBC Short Story Contest* with "The Painting" was a finalist for the WA State Book Award, and a nominee for the *Mythopoeic Award*, *Tiptree Award*, and the *Pushcart Prize*.

She has lived in Sudden Valley since February 2003, with her husband and two cats, *Blackjack* and *Laptop*.

Vision Statement

When we first came to Bellingham looking for a home, it took only one visit to Sudden Valley for me to recognize that this was it – in its trees, its wildlife, and its singular character. This wasn't an ordinary subdivision, it would be a home in the woods where the deer would wander past the back door, and we love it. The Homeowner Association umbrella was something that neither my husband nor I had lived under before, but we accepted that as part of the package. We accepted that as part of living in this beautiful, natural place. However, events in the governance of this HOA have increased my concerns that all is not as it should be.

As I look out the political landscape of our valley, there are issues that made me take the step to put forward my candidacy for the Board of Directors.

These are the objectives I will pursue if elected to the Board of Directors.

- I would like to see unity in our community.
- I would like to see the Board that is elected have the attitude of serving, rather than ruling.
- I would like to see Sudden Valley be a homeowner association, instead of a major employer or a financial corporation.
- I would like to see the dues cover the basics that we need in the valley first.
- I would like to see popular amenities used, such as the pool, be included in the dues.
- I would like to see the golf course not be a financial burden to the community.
- I would like to see the attitude; *"if you don't like it, just move!"* not be a part of how we treat one another.
- I would like to see care for all members so as not to place burdensome demands that will cause financial crisis for those without the financial means.
- I would like to see transparency in the words and actions of those who have been elected to oversee the general welfare of the community.

Finally, I am standing for the Board of Directors in order to listen, act and serve on behalf of those who have entrusted me for their best interest! In brief, I am running to represent the 99% and not the 1%.



Mike D'Angelo

Biography

I am a brother, husband, father, grandfather, uncle, friend, volunteer, and Viet Vet trying to find my way in this world.

Vision Statement

In our community I would appreciate:

brevity

brightness

curiosity

compassion

civility

clarity

courage

The strength of the people is the community

The strength of the community is the people



**Odell De Veaux,
Jr.**

Biography

Odell De Veaux is a Homeland Security Federal law enforcement agent with the Border Patrol. In the U.S. Navy, he served as a Sonar Technician in a cruiser tasked with hunting submarines. He is a licensed pilot. He lives with his fiancée and their three children in Sudden Valley. Odell believes that the Board of Directors must be accessible and responsive to the community they serve. He further believes in the paramount necessity of leading with fairness and common sense. That is why he has chosen to run for a position in the Board of Directors this November.

Vision Statement

Sudden Valley offers hiking, biking and other outdoor recreational pursuits. For me, it is a pleasant way of life and my family and I enjoy living here. However, an event occurred in July of this year, the SGM. The thought of burdening residents with a \$12 million loan alarmed many to vote down the proposal. That should have been the end of the issue. The people have spoken in the ballots. But the Board and its President did not seem to accept the will of the people. There was a backlash against its own constituency. The President even spoke to outside media attacking his community with the “gloom and doom” message. There were intimations and attempts to “pass” the SGM measure without the people’s assent. At this point, I looked to the way Sudden Valley is governed and it concerned me! This is the reason why I have chosen to run for the Board of Directors.

It is time to return Sudden Valley back to the community. It is time for the Board of Directors to remember that the will of the people must take priority over the wants of the Board members. We must control our spending. Too much money is spent irresponsibly. As people do when facing financial difficulties, we “tighten our belts” and live within our budgets. We focus on the necessities. For example, we need to take care of our roads. This is a safety as well as an economic concern. In winter when it snows, we must be able to navigate the roads and be able to go to work. We must look at our budget and find ways to trim expenses while meeting the real needs. We need fiscal responsibility and restraint.

The Board appears not to listen to the community. They seem to act in ways without heed to our concerns. In the end, we pay for their careless actions. That is not how a democracy works. This sad state of affair must end.

Disrespect seems to be the way the Board communicates with those who disagree with them. There is a threatening air in the public meetings if you run afoul with the Board's hierarchy. In a community, there is no room for such an autocratic display of power. This is not how a democracy works. We, the people, are sovereign to the Board of Directors.

We can change the sad state of affairs in Sudden Valley. It begins with a new leadership. A leadership characterized by respect to the people they represent by listening. It begins with the realization that the finances are for the benefit of the community.

If you agree with my views on our present state of Sudden Valley government, please vote for me in November. Together we will turnaround the runaway Board that has forgotten who they represent.



Sears Taylor

Biography

Sears Taylor holds credentials in Washington State and British Columbia. He has a Licensed Mental Health Counselor (LMHC) designation in Washington State. He is a registered clinician with the British Columbia Association of Counsellors. He owns *Breaking Free*, a counseling practice specializing in PTSD and trauma resolution in the United States and Canada.

He is a retired Lieutenant Colonel in the U.S. Marine Corps having served two combat tours in Vietnam. He has an MBA and two other Masters' Degrees in Teaching and Counseling Psychology. He lives in Sudden Valley with his wife, Audrey and three labs.

Vision Statement

I want Sudden Valley to continue to enjoy life playing golf, boating or whatever their recreation of choice is. The Sudden Valley that I am passionate about has a dog park with lake access where my wife and I take our three labs to play. The park's location is perfect and should stay where it is! The lake provides recreational opportunities and should continue to do so.

Nevertheless, our community is in a crisis.

The Board of Directors and the GM have led us to financial troubles, disharmony, and deteriorating structures. As a result, the majority of the residents of Sudden Valley have lost faith and confidence in this administration. That is why I am running for the Board of Directors.

We need responsive leadership to focus on the three concerns that face us.

1. Stewardship of the Members' Money.

The repeated complaint about the Board and the GM is that they look upon the homeowners as "their personal ATM." When a project strikes their fancy, they increase dues and/or propose loans. They show little restraint and fail to prioritize what is necessary.

"Needs" must have precedence. The majority want good roads, parks and trails. Lower priorities are amenities that have to be "subsidized." They must be self-supporting and available for the enjoyment of the majority who pay for their upkeep.

The Board cut a special deal with a developer at a "closed door" meeting selling 14 lots for a net gain of only \$18,000. This is bad stewardship!

2. Respect in interacting with Membership.

Board Meetings discourage the free expression of residents' concerns. There is "censorship" by the Board with its agenda control, arbitrary rules, and closed meetings. This signals disrespect and provides opportunity for potential corruption. Internal controls should be strengthened to protect homeowners' assets.

3. Listing the challenges and acting in the best interest of Sudden Valley's residents.

One of the complaints voiced is that the Board and GM's squelch voluntarism. We should harness the energy of the community by making it easy to volunteer. Leadership need to foster a climate where creative approaches are encouraged to make our valley thrive. One such step is to design an interactive website to help volunteers' work with different projects according to their interests and skills. Volunteerism unleashes our creativity and passion while being fiscally diligent.

Finally, it's time to take a common sense approach to our Valley's needs.

The Board of Directors and the GM exist to serve the people of Sudden Valley. They are not "to be served nor should they lord over us."

It's time to have leaders who manage by serving and listening to those who have elected them.

It's time to respect homeowners who pay the dues by "giving them the most bang for their buck."

It's time to change course and avoid financial and maintenance crises.

It's time to restore trust through openness.

In November, please vote for me, Sears Taylor, and together we will restore the Sudden Valley that we want and value.



**Vanessa
Knutzen-Dales**

Biography

I'm a CPA, wife, and mother of two children who have lived in Sudden Valley since 2009. I received both my MBA and BA in Accounting from WWU.

I have over 15 years of accounting experience including:

- *Accounting Instructor at WWU,*
- *Senior Accountant at Alpha Technologies,*

- *General Manager/CFO/Treasurer* for Skagit PUD,
- *Staff Accountant* for Moss Adams LLP.

I serve on the *Board of the Washington Society of CPAs* as well as on the *Board of the CTK Woman's Leadership Team*. I offer my fiscal and managerial expertise to help make our leadership the best it needs to be.

Vision Statement

It has been said that a key concern of every homeowner is to protect the value of his or her home. As a homeowner, I agree with that statement. Moreover, if elected as a Board member, I will hold that statement as a sacred trust. I will fight for rules that will positively affect property values.

What rules are those?

Rules on decisions that affects the association's budget.

Rules that affect the reserve fund in a positive way.

Rules that addresses the critical maintenance of our assets.

Rules that enhances the well-being of our homes and community.

I envision our community as a desirable place. One that we are all proud to call our home. I envision a community of friendly, well-maintained, safe, caring, and respectful neighbors.

A community who cooperates with each other to uphold and grow the value of our properties. A community who cherishes the relationships of friends and families.

In this community values take precedence. What values are those?

The value of Common sense.

The value of Cooperation.

The value of Fairness.

The value of Honesty;

The value of Neighborliness;

The value of Respect;

The value of Transparency.

All of those values build the community that we so want in this world.

This is the reason why I'm running for the Board of Directors. It is to create and protect the community called Sudden Valley.

To that end, if elected as a board member I solemnly make the following promises:

1. To take a fair, ethical and objective approach in representing the interest of all homeowners.
2. To communicate with homeowners in a timely manner through appropriate mediums.
3. To conduct business with transparency making certain that regular financial statements, meeting agendas and minutes to the homeowners are available.
4. To make responsible decisions on the use of funds and assets that belongs to the Association. Input from the community is sought throughout the process.
5. To uphold the Covenants, By-Laws, and Policies of the Homeowners Association.
6. To protect and enhance the value of our neighborhood by maintaining all common areas.
7. To treat every issue which comes before the Board with respect.
8. To ensure that all additions/changes to lots, homes, and property will preserve and/or enhance the value of our properties as a whole.
9. To work with residents in a professional, objective, ethical manner and resolve or respond to requests on time.
10. To enable opportunities for community activities and committees promoting a neighborhood that works together for the good of all.

As a homeowner, a wife, mother, Accounting Professional and University Accounting Instructor, I know that to build the community we want, we must take a hard look at the numbers. We must make sound choices. Finally, we must hold on to a caring heart for our neighbors.

If you agree with my thoughts, please vote for me in November. Together we will build Sudden Valley that we desire and deserve –a home to be proud of!



Biography

The dictionary defines "*common sense*" as "*ordinary good sense and judgment.*" As a soldier, truck driver, Bulk Mail Specialist and entrepreneur (with my wife), *common sense* kept me financially stable.

Cameron Stewart

Since 1966, my wife and I have lived in Sudden Valley. Sadly, the leadership has misspent, misgoverned, and disrespected homeowners causing deep dissatisfaction.

What happened to Directors/ GM working for homeowners, instead of the other way around *as common sense dictates?*

I will work to bring back "*ordinary good sense and judgment*" to the Board of Directors. Join me in November to begin the new era of *common sense* government!

Vision Statement

What is "my" vision for Sudden Valley if I'm elected to the Board of Directors? Here are the concerns that I want to focus on.

Let's start with transparency. The directors have not shared much information to the community in the last twenty years. Some of that has changed in 2016 thanks in part to some elected Directors. I'd like to continue this trend and get feedback from the community going forward. One of the feedback sources has been social media. It has facilitated discussions related to our community. We need to exploit its capability fuller. The more people "talk" about their "valley home" the better for all of us. We have a community full of intelligent individuals with great ideas! We should examine them. A good example is Neil Meharg. A retired science teacher, he found an article about fungi for cleaning contaminated soil. The article came out in 2014. Had we used this idea in 2015, Area Z might have been improved at a small cost and environmentally sound.

How about perspective? Sudden Valley is a working community. It's not a retiree community looking for entertainment in a resort. Working people are concerned about quality of life while earning a living.

We spent \$18,000 on a failed SGM. The current board scheduled meetings to elicit what the community wanted. However, the board did not listen. Instead, they went back to what they really desired--a new building! The SGM failed! The majority of the voters already said, "No!"

We need fiscal responsibility. Wasteful spending must stop. Merit raises end. Jobs should be pared back. I would rather cut benefits and keep people employed. This is not a new concept for businesses to cut back on health care benefits in order to keep people working.

We must look for ways to trim the fat from our budget. Reckless spending is not an option. It's time to make tough choices and look for opportunities. For example, The Marina generates income with very little work. We need to do more of what works and stop doing the things that doesn't. It's common sense!

Another way to cut costs is the Views. I suggest that we mail only to homeowners who don't live here. We print 500 copies for the Administration office and Valley Market for those who prefer print. The Views is already online on our website.

Using technology, we record and live stream the Board Meetings allowing people at home to be better informed. All meetings should be recorded. The GM had opposed it in a finance meeting. Why? People are able to attend in person, so why not online? Incidentally, one of our members, Brian Hardy had offered to do this service in the past. His offer was rejected. On what legitimate grounds was his offer denied?

Our Board is in dire need of transparency, fiscal responsibility and common sense. Let's come together to make our home the best place to live! If elected, we can change this valley!



Joshua Luttrell

Biography

My family moved to Sudden Valley in 2001 and in 2010, after graduating from WWU, I began working as a subcontractor for the US Navy and Coast Guard working on lube oil, hydraulic, and auxiliary fluid systems on ships. I have recently changed positions in the company and will be traveling less, allowing me the opportunity to give back to the SVCA community. When not working, I enjoy hiking, boating, and traveling.

Vision Statement

My vision for Sudden Valley would be finding a balance for the diverse group of homeowners. It is my belief the main factor to the division in the valley is lack of knowledge and understanding of what it takes to make the HOA run. SVCA is a community that is larger than the population of Blaine, WA but does not get government benefits (tax collection or grants) like a city, but have the same requirements and desires of a city.

This makes the association a little more complex to operate. As a HOA, I envision a clean, fully functioning association that offers enjoyment for all owners that choose to enjoy the valley and the variety of all it has to offer.

Beautiful trails, lakes, golf course, pools, and a community gathering area (currently the barns) are a true vision of mine. We have all of the potential to be the premiere HOA, where everyone wants to proudly own a home in Sudden Valley while still being a relaxed and comfortable place to live.

ARCHITECTURAL CONTROLS COMMITTEE CANDIDATES



Bruce Ahrendt

Biography

- Bachelor's Degree Forest Management from Colorado State University; Master's courses in Soils @ Washington State University
- 2 years with the US Forest Service (Okanogan National Forest) - Forest Tech / Wildfire Suppression / Soil (Erosion Inventory)
- 32 years (Retired) from Salem District Bureau of Land Management - Forester / Soil Scientist / Natural Resource Specialist / Geographic Information Systems Specialist (Participated in Numerous Environmental Assessments, on Planning Team for NW Oregon's "Management Framework Plan".)
- 10 - 15 years as Treasurer on a Condominium HOA / and as Financial Director for North Willamette Thrivent Chapter
- Owner/Operator B&K's Condos
- Retired / Completed Associate's degree in Accounting / Oregon Tax Preparer's License / Site Coordinator and Volunteer for AARP TaxAide / Working on Last Class prior to Certified Financial Planner Exam (to Volunteer with people needing assistance)

- Current Member ACC



Karen Borchert

Biography

I have been a Sudden Valley resident for about three years. I joined the Long Range Planning Committee when I noticed a lack of representation from parents of young children. During my tenure (July 2015 – November 2016), I helped develop a comprehensive parks report, which was the precursor to the newly created Parks & Trails committee on which I currently serve. I was appointed to fill an open position on the ACC in 2016, and I am currently seeking a full-term position. My goal is that decisions are consistent, fair, and support healthy forest management.



Carol Trower

Biography

I went to WWU and Bellingham became my home at that time. I have spent the last 35 years in the real estate lending industry. My husband and I bought our house here in Sudden Valley in the spring of 2014. Since moving here, I have been actively involved in the community. I have been a member on ACC for the past year, during which time the ACC has been a great committee. ACC has focused this past year on being pragmatic and supporting community members in improving their homes and quality of life while working within the existing guidelines.