



**REGULAR SESSION OF THE BOARD OF DIRECTORS**

Thursday, April 11, 2024

Minutes

**DATE AND LOCATION:** Dance Barn  
**CALLED TO ORDER AT:** 7:08 PM  
**AUDIENCE MEMBERS:** Not Recorded

**BOARD MEMBERS PRESENT:**

1. Keith McLean-excused	4. Laurie Robinson-via zoom	7. AJ Tischleder	10. Robb Gibbs-excused
2. Taimi Van de Polder	5. Sonia Voldt	8. Rick Asai	11. Daniel Rodriguez
3. Linda Bradley	6. Ray Meador-absent	9. Stu Mitchell-absent	

**ATTENDING:**

**Staff Members:** Jo Anne Jensen, General Manager, Spencer Huston, Staff Member.

**Call to Order**

Director Van de Polder, Vice President Called the meeting to order at 7:08 PM.  
 President McLean had an approved absence.  
 Land Acknowledgement and Anti-Racism Statement.

- The Chair called for the adoption of the agenda.

**Move to amend the agenda to remove the minutes of March 28, 2024.**

<b>Motion By:</b> Director Bradley		<b>Seconded By:</b> N/A	
<b>Approved:</b> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> Unanimous	<b>Against:</b>	<b>Abstained</b>	

Director Rodriguez requested to have a new member approved to the ACC Committee.  
 Moved to Amend the Agenda to add 8G, ACC Committee member approval.

<b>Motion By:</b> Director Bradley		<b>Seconded By:</b> N/A	
<b>Approved:</b> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> Unanimous	<b>Against:</b>	<b>Abstained</b>	

**Motion: Move to adopt the amended agenda?**

<b>Motion By:</b> Director Bradley		<b>Seconded By:</b> Director Van de Polder	
<b>Approved:</b> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> Unanimous	<b>Against:</b>	<b>Abstained</b>	

- Announcements.**

Committees having vacancies: N&E, Long Range Planning, ACC, and Finance Committee.

The Chair missed dealing with the other minutes in the Consent Agenda and moved onto Property Owner Comments.

Director Voldt interjected: Can I make a motion to remove the March 14th minutes for discussion, so can we just pull those. We just remove the consent agenda and make that item 5 and move everything else down.

The GM reminded everyone we need to amend and vote again.

**Motion:** All in favor of that change.

<b>Motion By:</b> Director Van de Polder		<b>Seconded By:</b> N/A	
<b>Approved:</b> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> Unanimous	<b>Against:</b>	<b>Abstained</b>	

**3. Property Owner Comments**

Several members in attendance addressed the Board regarding short-term rentals, both pro and con. (Listen to the You-Tube video of the meeting for specific comments.) Another member addressed the use of rat boxes in SVCA and the dangers to pets and wild animals.

**4. Consent Agenda:**

**Motion:** Pull Sudden Valley Item number 4, the consent agenda meeting minutes from March 14, 2024, for further review and add the Board appeal decision document.

<b>Motion By:</b> Director Voldt		<b>Seconded By:</b>	
<b>Approved:</b> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> 5	<b>Against:</b>	<b>Abstained:</b> 1	

**5. Long Range Planning Committee Update**

Director Tischleder and Director Voldt presented the Board with a survey document from LRPC, and a synopsis of the priorities recognized in the survey. Discussion with the Board of the results. LRPC would like to ask the Board to schedule another strategic planning meeting with the Board, LRPC and key staff to hone in on the Rec Corridor facilities to be followed by similar meetings regarding other facilities. Those are large-scale projects that require significant planning to move forward. A request for the Project Manager and engineers on the projects attend also. After discussion, it was decided that a couple of suggested dates for the meeting be sent to the Board via email to see what dates most of the Board could be available to attend.

**6. General Manager’s Report--March**

**7. Continuing Business**

**7a & b. Code of Conduct and Grievance Procedure Policies**

**Motion:** Move to accept the resolution with the recommended changes.

<b>Motion By:</b> Director Van de Polder		<b>Seconded By:</b> Director Voldt	
<b>Approved:</b> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> 5	<b>Against:</b>	<b>Abstained</b> 1	

**7c. Resolution for Creation of the Safety Committee**

**Motion:** to approve the creation of the safety committee with the discussed edits.

<b>Motion By:</b> Director Van de Polder		<b>Seconded By:</b> Director Voldt	
<b>Approved:</b> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>

<b>In Favor: 5</b>	<b>Against: 1</b>	<b>Abstained:</b>	

**8. New Business**

**8a. Budget Calendar**

Discussion of proposed dates and a reminder to the Board of special dates in the calendar regarding the 2025 Budget Presentations and Budget adoption date voting.

**8b. SVCA Leasing Policies**

The GM reviewed the governing documents related to leasing properties. Explaining what the rules are and then providing the specific text from the document cited that supports that rule. How important is this issue to the board and whether we need to take it on as a high priority and get answers to these questions, or whether we need to focus more of our resources on the other important things that are on our list of activities? What options do we have to amend the Bylaws to define more clearly what is acceptable?

**8c. Short Term Rentals in SVCA**

Discussion. Contact our attorney for further information and determine what options we have to control rental properties within SVCA. Amend Bylaws regarding rentals and leasing to a set number of days (30 days). GM will contact the attorney for further information and options. Clearly understand what legally SVCA has authority to enforce regarding rentals.

**8d. Free Community Events Discussion**

Discussion. Develop a policy regarding free community events that can be announced by SVCA and consider free rental of SVCA facilities for those types of events. Discussed options to support free events in the Valley that could be looked at for consideration in the future.

**8e. Request for Approval-2024 ACC Fines & Fees**

**Motion:** Move that the SVCA board of directors approve the proposed increase to the ACC Fines and fees schedule with the changes as discussed.

<b>Motion By:</b> Director Van de Polder		<b>Seconded By:</b> Director Bradley	
<b>Approved:</b> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> Unanimous	<b>Against:</b>	<b>Abstained</b>	

**8f. Request for Approval-Golf Course Cart Paths Contract Award**

**Motion 1:** Move that the SVCA Board of Directors authorize the General Manager to execute SVCA's standard construction contract with Asphalt Northwest, LLC per their proposal dated March 29, 2024, to complete asphalt repairs to the cart paths. Contract value is estimated at \$50,455.44 with a unit price of \$5.64 per SF.

<b>Motion By:</b> Director Van De Polder		<b>Seconded By:</b> Director Bradley	
<b>Approved:</b> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> Unanimous	<b>Against:</b>	<b>Abstained</b>	

**Motion 2:** Move that the SVCA Board of Directors authorize the turf care superintendent to issue a change order to Asphalt Northwest LLC utilizing any unused design permitting, and bidding funds available with a total project expenditure not to exceed \$54,080.

<b>Motion By:</b> Director Van De Polder		<b>Seconded By:</b> Director Bradley	
<b>Approved:</b> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>

<b>In Favor: Unanimous</b>	<b>Against:</b>	<b>Abstained</b>	
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**8g. ACC Member Approval**

**Motion:** All in favor of approving Dan Vink.

<b>Motion By:</b> Director Van De Polder		<b>Seconded By:</b> N/A	
<b>Approved:</b> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor: Unanimous</b>	<b>Against:</b>	<b>Abstained</b>	

**Adjourned: 10:11PM**

Approved by:   
 Linda Bradley, Board of Directors Secretary