



REGULAR SESSION OF THE BOARD OF DIRECTORS

Thursday, May 22, 2025 Minutes

DATE AND LOCATION: MULTIPURPOSE ROOM A

CALLED TO ORDER AT: 7:01 PM

AUDIENCE MEMBERS: Not Recorded

BOARD MEMBERS PRESENT:

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

ATTENDING:

Staff Members: Michael Bennet General Manager, Spencer Huston, IT
Call to Order

President McLean called the meeting to order at 7:01 PM.

Land Acknowledgement and Anti-Racism Statement.

1. President McLean called for motion to adopt the agenda.

Motion: Move to amend the agenda for three items.

1. Add Facilities Tour Discussion-7i-Director Bradley
2. Approve Appeals Committee members-7j-Director Van de Polder
3. Remove Item 7c. Employee Handbook Update

Motion: Move to approve the amended agenda.

Motion By: Director McLean		Seconded By: Director Bradley	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous X	Against:	Abstained	

2. Announcements.

- Blood Drive June 6th at the Welcome Center 10am-4pm.
- Community Garage Sale-May 31-see information to sign up online.
- Go Bag Information-June 23-Dance Barn
- Walking Group-first day Wednesday May 28th -10:00am meet at Welcome Center.
- Lily Pad Extraction Group-Sundays at 4:00pm
- The N & E Committee has a vacancy for a volunteer member.
- The Finance Committee has a vacancy for a volunteer member.
- The short-term rental taskforce will be meeting for our first time, which is coming. Wednesday at 5 o'clock upstairs from this room in the Dance Barn.

3. Property owner comments.

A group of Webelos Scouts came to visit with the Board to earn their community badges.

Tyler Byrd, SVCA's County Council member, came and addressed the Board.

4. Approval of Minutes

Motion: Submit both sets of these minutes as submitted with the correction to the April 24th minutes regarding funding for Barn 6.

Motion By: Director Bradley		Seconded By: Director McLean	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous X	Against:	Abstained	

5. Reports

5a. GM April Report (Pages 10-12)

5b. February Financial Report-Joel Heverling, Financer Director (Pages 13-21)

5c. Committee Updates

i) **Architectural Control**-no big updates business, as usual. I did want to clarify the construction hours because there was some confusion on the e-blast. With the 2025 revisions to our A/C policies. Construction hours are Monday through Friday 8 AM till 6 PM. It had previously been, I think, 7 pm.

ii) **Document Review**-Had technical difficulties with our first meeting so will be rescheduled for June 25th.

iii) **Finance Committee**-Committee was able to meet regularly. As we were sharing earlier, we have concerns about enhancing our previous budget, we're also going to be taking a review of contracts along with the board that are in process of being listed and kind of get an idea of to expect that we're spending and we're getting ready to prepare a lot of work for the budget. We do have an opening on the Finance Committee.

iv) **Long-Range Planning**-We've been meeting regularly on Thursdays, the 1st of the month. We have had good attendance all the way around. We were pleased to see that we have the feasibility study contracted with Carletti. We have been communicating with them. They are active and working on the first floor with multipurpose as much as possible on the first floor. with an option of some roll up doors all the way all the way around on 2 sides, just to kind of like an open feeling type, and with an option for a medley on the second floor to get an adult center and some more meeting rooms, and it doesn't take the whole square footage, but just a small portion. They are putting that all together after working on the numbers. It looks like a barn aesthetic-wise. They should have something for us by the end of June, something that we could bring to the board hopefully in July. One vacancy on the LRPC.

v) **N&E Committee**-So one of the things we did was we listed out all our roles and responsibilities for the election. Primarily the tier one level of the manual that we made. Who is responsible? Who is going to be the coin person? Discussing hybrid voting test later in the meeting. The committee has a vacancy.

vi) **Safety Committee**-The committee has been meeting regularly, and we have a very ambitious group on our committee that really want to do a lot of stuff. The Wildfire Prevention Workshop went well. It was great. Fifty people there, many great questions, many new owners, and new members of the community. It was recorded so members can watch it any time they want. Advocating water safety and life jackets the committee reached out to the scouts, and sure enough, there is somebody who wants to do an eagle project and build a loaner rack for life jackets. We have some money to purchase the materials. Scouts will do the work they have met with. Mike Brock selected a site down near the Marina, near the kayak racks, and we hope to have that completed in June. More discussions on evacuation routes and working with County to develop. Speeding and traffic control is also being discussed.

6. Continuing Business

6a. Hybrid Voting Update-UniLect will be setting up a test online voting ballot for directors and

the N&E Committee to see how it works. Finalizing soon when the test will occur. Emails will go out with information on the voting and then UniLect will send individual emails to each person with the test balloting.

7. New Business

7a. Contract Approvals-Consent Agenda

i) 2025 CESCO Pool Service & Equipment Lease-approved by consensus.

Motion: Move to approve the continued service with CESCO Pool Service.

Motion By: Director McLean		Seconded By: Director Gibbs	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

ii. ACC Inspector Engagement Agreement

Motion: Move to authorize the General Manager to execute the agreement for consulting services for Architectural Control Inspections as presented.

Motion By: Director McLean		Seconded By: Director Gibbs	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: 6	Against: 2	Abstained:	

iii. CTK Lease Renewal 2026-2027

Motion: Move that the Board of Directors accept the extension of the CTK Christ, the King Community Church for a period of 2 years, beginning January 2026, and ending in December 2027.

Motion By: Director Bradley		Seconded By: Director Gibbs	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: 5	Against: 2	Abstained: 1	

iv. One Digital HR Consultant Renewal Agreement

Motion: Move that the Board of Directors authorizes the General Manager to execute a six-month retainer contract with Resourceful, a OneDigital Company, for 15 hours of HR consulting at \$3,000 monthly to be paid out of the 2025 Operational Fund.

Motion By: Director McLean		Seconded By: Director Bradley	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: 7	Against:	Abstained: 1	

7b. Approval Request 2025 Nominations & Elections Manual

Motion: Whereas it is in the interest of the Association and the membership to ensure properly conducted elections overseen by a neutral entity committee. Therefore, it is now resolved that the Board adopt this Elections Manual revision, April 2025 as the official rules and procedures

for elections. This manual supersedes all other association election manuals.

Motion By: Director McLean		Seconded By: Director Bradley	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: 7	Against:	Abstained: 1	

***NOTE:** 7c. Employee Manual Update was removed from the agenda.

7d. Rescind Board ACC Policies

Motion: Move to postpone until the next Board meeting.

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

Motion By: Director McLean		Seconded By: Director Bradley	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous X	Against:	Abstained:	

7e. Review and Approval of 2025 Contract Summary

Motion: Not the final version and it still requires additional pricing of the contracts to be included. The initial format of the summary is fine. Will bring back the completed summary.

7f. Approval Request-De-Small Parcel Sale Request

Motion: Move to postpone until the next Board meeting.

Motion By: Director McLean		Seconded By: Director Bradley	
Approved:	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

7g. Capital Approval – Austin Creek Bank Repair- Design and Permitting

Motion 1: Move that the Board of Directors approve the allocation of \$24,882.00 from CRRRF for the 2025 Austin Creek Bank, Repair, Design, and Permitting Project.

Motion By: Director McLean		Seconded By: Director Bradley	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

Motion 2: Move that the Board of Directors authorize the General Manager to execute Chinook engineering proposal, dated January 30, 2025, in the amount of \$18,000.

Motion By: Director McLean		Seconded By: Director Bradley	
Approved: X	Not Approved:	Tabled:	Died:

In Favor: Unanimous	Against:	Abstained:	
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7h. Capital Approval – Turf Care Building Remodel

Motion: Move that the SVCA Board of Directors approve the allocation of \$116,785 from CRRRF for the Turf Care Building, Remodel Project.

Motion By: Director McLean		Seconded By: Director Bradley	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

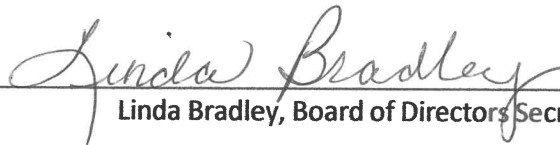
7i. Facilities Tour Discussion- Part of the yearly Board orientation for directors is a facilities tour of SVCA. Is there anyone here who has not toured the facilities and needs to have a tour? No hands raised. All directors have toured facilities.

7j. Approve Appeals Committee Members-Need 2 Appeals Committee members for June 17th appeal. Directors Henning and Director Gibbs volunteered. Director Meador (backup) if needed.

Motion By: Director McLean		Seconded By: N/A	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

Adjournment: 10.27PM

Approved by: _____



Linda Bradley, Board of Directors Secretary