



REGULAR SESSION OF THE BOARD OF DIRECTORS

Thursday, June 12, 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-Excused	4. Laurie Robinson	7. AJ Tischleder-Excused	10. Robb Gibbs
2. Taimi Van de Polder-Excused	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, Joel Heverling-Finance Director, Spencer Huston, IT

Call to Order

Treasurer Rick Asai, Acting Chair called the meeting to order at 7:01 PM.

Land Acknowledgement and Anti-Racism Statement.

1. Director Asai called for motion to adopt the agenda.

Motion: Move to approve the agenda.

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

2. Announcements.

Go Bag Event June 23rd Dance Barn 6:30PM sponsored by the Safety Committee. Also Map Your Neighborhood.

3. Property owner comments.

- Several property owners spoke about the increase in “public” use of our beaches and facilities during the summer months. Overflowing trash bins, non-residents failing to use the dog park for off leash pets and using anywhere in the marina park to allow pets off leash. Failure to pick up after dogs. The number of non-residents and overcrowding is becoming a problem with the warmer weather.
- Consider more moderate rates for families and members for golf.
- Comments were made to find a method to identify non-members and have a parking permit for residents and a fee for non-member parking. Include funding and implementation in 2026. Simple steps to get a handle on limiting public access and charging fees for use. Stickers for residents’ cars.
- Update on the Pump Track Project. The pre-application is moving forward with the group paying for the cost. The draft is in its final stages. The group has been fundraising and has so far raised about \$4,500 toward the project. The group has contracted with a project manager who has deep experience in recreational facilities and buildouts of this nature to

assist when the time comes and helping meet with the County for permitting. After summer early fall should have an update on the project. Also seeing if they can do a bike fair rodeo at the Valley Fair in July.

- A member asked if the Board could investigate covering the Quiet Pool for continued use in the off-season. Possibly doing a charter membership plan to help cover the cost of the project.

4. Approval of Minutes

Motion: Move that the Board adopt the draft board meeting minutes from 5.22.2025, as submitted.

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

5. Reports

5a. GM April Report (Pages 7-9)

5b. Committee Updates

- i) **Architectural Control**-Nothing new to report but still have committee openings.
- ii) **Document Review**-Had technical difficulties with our first meeting so will be rescheduled for June 25th.
- iii) **Finance Committee**-No meeting since our May meeting. We are looking at starting to build on the budget and still have an opening on the committee.
- iv) **Long-Range Planning**-We met on the 1st Thursday of the month. It was full attendance. We were discussing two opportunities to bring in revenue to the community instead of spending money but have some revenue. We have had four proposals, one that was brought surprisingly was about parking in stickers and charging visitors. We do have a proposal to bring to the board the next board meeting regarding that, so action is in process regarding stickers. Looking at possible solar panel farm on the old runway property. SVCA property to lease for a long term care facility here for residents who may want to stay close to home for care. Also looking at a coffee and ice cream place. There is currently an opening on the committee.
- v) **N&E Committee**-Getting ready for the AGM, Developed our communication plan. The Board and committee did a test of the online voting option. It is an easy and safe way to vote at the AGM. More information will be coming for the membership regarding this new option. Hoping this additional method of voting will increase the number of members voting. The committee has a vacancy.
- vi) **Safety Committee**- we have our June 23rd Go Bag presentation, also moving along on the loaner rack for the life jackets down in the Marina. Trying to submit something into the budget for "how fast you're going" reader signs as speeding has become an issue on some of the main roads.
- vii) **STR Taskforce**-We have met twice already, and we have identified other things that we also like to just keep on top. I think in our next meeting we will talk about finishing that up. And then the implementation of the registration because that is going to be an issue, too, and then just identifying some things that we need on the form.
We just put a lot of stuff on the table and wanted to know exactly what we are dealing with at this point. We are trying to nail down an STR registration form and any items requiring legal or other professional advice on, just to see what we can and cannot do.

6. Continuing Business

6a. Request to Rescind ACC Board Policies replaced by 2025 ACC Manual

Motion: Move that the SVCA Board of Directors approve rescinding the listed ACC policies

regarding ACC activities.

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

7. New Business

7a. Ratify Executive approval of the 2025-2026 Insurance Package Renewal.

Motion: Move that the Board of Directors authorize the GM. to bind coverage for the insurance renewal package before May 31, 2025. Policy expiration deadline at the \$15 million dollar Umbrella coverage level.

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

7b. Capital Request-Lake Louise Slide Gate Repair (Phase One)

Motion: Move that the SVCA Board of Directors approve the allocation of \$30,895.54 from the CRRRF for Phase One of the Lake Louise Slide Gate Replacement Project.

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

7c. UDR Funding Request-Additional Funds for Hazard Tree Removal

Motion: Move that the Board of directors obligate an additional \$100,000 from the UDR Fund for the continued funding of the 2025 operational, hazardous tree removal services.

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

7d. Approval Request- Marigold Drive Crosswalk Striping and Signage

Motion: Move that the Board of Directors authorize the General Manager to contract for crosswalk striping and direct SVCA maintenance to install WSDOT, compliant pedestrian crossing signs at the Marigold Drive Crosswalk location for a total project cost of \$1,400. (One time funded from Operations-Roads& Maintenance)

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

***Note:** The Board directed the General Manager to investigate the cost to design and install a STOP sign in the area.

8. Closed Executive Session

8a. Legal- Delinquent Assessment Payment Plan

Motion: Move to closed session at 8:37PM

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

Motion: Call the open session of the Board meeting back into session at 9:43PM

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

There is a motion coming out of closed session.

Motion: Move that the Board of Directors have selected to accept Option 3 of the assessment payment plan.

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

Adjournment: 9:44PM

Approved by:



Linda Bradley, Board of Directors Secretary