



REGULAR SESSION OF THE BOARD OF DIRECTORS

Thursday, June 26, 2025 Minutes

NOTE: The Board met in closed session at 6:00 to 7:30PM to discuss various legal issues with our attorney. RCW 64.38.035.

DATE AND LOCATION: MULTIPURPOSE ROOM A

CALLED TO ORDER AT: 7:34 PM

AUDIENCE MEMBERS: Not Recorded

BOARD MEMBERS PRESENT:

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

ATTENDING:

Staff Members: Michael Bennet General Manager, Joel Heverling-Finance Director, Spencer Huston, IT

Call to Order

President McLean called the meeting to order at 7:34 PM.

Land Acknowledgement and Anti-Racism Statement.

1. President called for motion to adopt the agenda.

Motion: Move to amend the agenda to remove item 7a.

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

Motion: Move to adopt the amended agenda.

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

2. Announcements.

There were no announcements.

3. Property owner comments.

- A member expressed concern over our 501c4 standing and the current use by non-members of the community without paying. Crowded conditions and overflowing trash are creating a problem at our beaches, dog park and marina areas. Is there any way to get a handle on this or go back to being closed to the public. Posting notices regarding non-member use.
- Two members of the Area Z Garden Club expressed concern over the new lease agreement

- to charge the club for water usage. What like to see charges phased in.
- Member noted: closed session needs to be a duly notified meeting to the membership; board didn't receive any agenda showing closed session meeting tonight.

4. Consent Agenda-Approval of Minutes

Motion: Move that the Board adopt the draft board meeting minutes from 6.12.2025, as submitted.

Motion By: Director Bradley		Seconded By: Director Asai	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: 8	Against:	Abstained 1	

5. Reports

5a. GM April Report (Pages 6-8)

5b. Committee Updates

- i) Architectural Control-None.
- ii) Document Review-None
- iii) Finance Committee-No report.
- iv) Long-Range Planning-Working on parking assessment plan and communication plan to launch the program. Issuing stickers to residents for their cars.

Motion: Move that the board of directors approve moving forward with the parking sticker program.

Motion By: Director Bradley		Seconded By: Director Van de Polder	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: 8	Against:	Abstained: 1	

- v) N&E Committee-Communications to membership on Eblast and Views. Candidate applications will be ready to go right after the 4th of July. Anybody can use the webpage for a link or get one in person at the Welcome Center. Putting a draft together with detailed instructions around what to do with electronic voting.
- vi) Safety Committee- Go Bag Presentation well attended, 115 members present.
- vii) STR Taskforce-Next meeting June 15th. Making progress working hard on coming up with additional rules and regulations, but just how we can enforce them to get everybody to identify short-term rentals and everything like that.

6. Continuing Business -None

7. New Business

7a. Removed from agenda

7b. Review and Approval of 2025 Contract Summary

We are still working through these, but I believe this will be a good document for us going forward, and at the November AGM, after the new board is seated, we will have an updated one for you as well.

7c. Capital Request-2025 Asphalt Improvements to Golf Course

Motion 1: Move that the SVCA Board of Directors approve the allocation of \$54,080 from the

CRRRF to fund asphalt improvements to the golf course cart path and turf care apron, including the reallocation of \$18,144 from unspent funds in the Turf Care Building Remodel Project.

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

Motion 2: Move that the SVCA Board of Directors authorize the General Manager to execute a contract with Asphalt NW utilizing SVCA's standard construction contract.

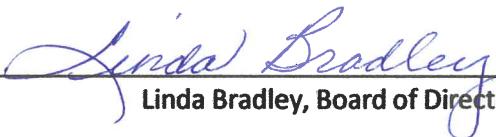
Motion By: Director McLean		Seconded By: Director Bradley	
Approved: X	Not Approved:	Tabled:	Died:
In Favor:	Against:	Abstained:	
7	1		

Move to adjourn:

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

Adjournment: 8:51PM

Approved by:



Linda Bradley, Board of Directors Secretary

