



## 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.

<b>Motion By:</b> Director Bradley		<b>Seconded By:</b> Director McLean	
<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>	

### 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.

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

#### 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.

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

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 15<sup>th</sup>. 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.

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

**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.

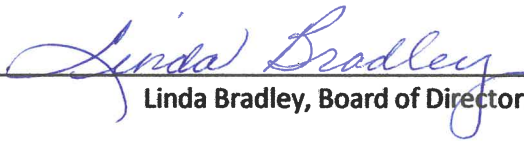
<b>Motion By:</b> Director McLean		<b>Seconded By:</b> Director Bradley	
<b>Approved: X</b>	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> 7	<b>Against:</b> 1	<b>Abstained:</b>	

**Move to adjourn:**

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

**Adjournment:** 8:51PM

Approved by: \_\_\_\_\_



Linda Bradley, Board of Directors Secretary

