



## REGULAR SESSION OF THE BOARD OF DIRECTORS

Thursday, July 10, 2025 Minutes

**DATE AND LOCATION:** MULTIPURPOSE ROOM A

**CALLED TO ORDER AT:** 7:00 PM

**AUDIENCE MEMBERS:** Not Recorded

### BOARD MEMBERS PRESENT:

1. Keith McLean	4. Laurie Robinson	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	

### ATTENDING:

**Staff Members:** Michael Bennet General Manager, Spencer Huston, IT

**Presenter:** Quentin Sutter, Carletti Architects, P.S.

#### Call to Order

President McLean called the meeting to order at 7:00 PM.

Land Acknowledgement and Anti-Racism Statement.

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

**Motions:** Director Bradley: Move to amend the agenda to remove item 4a Draft Board minutes 6/12/2025 approved at a prior meeting.

Director Meador: Move item 6d to 6a as we have a presentation from architect.

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

<b>Motion By:</b> Director McLean		<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.

Sudden Valley Fair happens on July 26<sup>th</sup>.

Friends of the Library are sponsoring a free jazz concert in Glenhaven on July 19<sup>th</sup>.

#### 3. Property owner comments.

Member forwarded a Primer to the Board regarding the history of Common Interest Communities and developments and how they get manipulated over time, and members become apathetic. The homeowners get discouraged living in the communities.

#### 4. Consent Agenda-Approval of Minutes

**Motion:** Move that the Board approve the draft board meeting minutes from 6.26.2025, as submitted.

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

## 5. **Reports**

### 5a. **GM April Report (Distributed Pages 9-11)**

### 5b. **Committee Updates**

- i) **Architectural Control**-Consolidating July meetings due to scheduling of committee members.
- ii) **Document Review**-We reviewed 3 different documents that are policies that are sorely in need of revising. I am taking the President's advice and forwarding those to the General Manager to have him look at it, to see if it is necessary to have the attorney review.
- iii) **Finance Committee**-No report. Meeting next week.
- iv) **Long-Range Planning**- Reviewing revenue sources for SVCA. Have a proposal from an individual for a coffee and ice cream shop in the old admin space at the clubhouse. GM to follow up with the gentleman to see if this could be a possibility. Need to look at remodeling space etc. to make it viable for use. Further discussion at next Board meeting.
- v) **N&E Committee**-Candidate applications are available. Working on AGM materials. Mailing and ballots need Board approval. Discussed Candidate Forums tentative dates.
- vi) **Safety Committee**- Dedication ceremony on July 10<sup>th</sup> for the life vest loaner rack with the Boy Scout, Jack Anderson, who designed and built the rack.
- vii) **STR Taskforce**-Working at getting a final presentation ready for the Board in August.

## 6. **Continuing Business (modified order)**

### (d) **Review & Discuss Barn 6 Renovation with Architect {Power Point presentation.}**

#### (a) **Approval request -Ratify improvement easement for SVCA Parcel 29423.**

**Motion 1:** Move the Board of Directors, ratify the revocable easement for ingress, and egress, dated June 30, 2025, Attachment A. and authorize the General Manager to execute and record the easement and direct staff to notify the grantees upon recording.

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

**Motion 2:** Move to table this item. To get further clarification from the attorney regarding the attorney fees, and whether perpetual or revocable, the differences.

<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: Unanimous</b>	<b>Against:</b>	<b>Abstained:</b>	

#### (b) **Approval Request: -Revised 2025 Pool Rules**

**Motion:** Move that the Board of Directors authorize the GM. To implement revised 2025 pool rules as presented, including updated standards for swim diaper usage and conduct expectations to ensure compliance with the Fair Housing Act and preserve the quiet nature of the quiet pool

<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: 8</b>	<b>Against: 1</b>	<b>Abstained:</b>	

**(c) Approval Request: 2025 Revised Quiet Pool Policy**

**Motion:** Table the policy and bring back with discussed changes to the policy.

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

**7. New Business**

**7a. Approval Request-SVCA Narcan Emergency Use Policy Approval**

**Motion:** Move that the Board of Directors authorize the General Manager to direct the purchase of Naloxone (Narcan) kits for SVCA facilities, implement the Naloxone Emergency Response Policy and associated staff training and extend up to \$500 from the 2025 Operations Budget.

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

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**7b. Approval Request-Barn View Garden Club License Renewal**

**Motion:** To approve the Barn View Garden Club license from the date when it finally gets signed for a period of 5 years.

<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>	

**Move to Closed Session at 9:24PM: Discuss proposed delinquent owner assessment plan.**

<b>Motion By:</b> Director Gibbs		<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>	


**Move to Open Session at 9:45PM:**

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

**Action: Move the Board directs the General Manager to go with Option 2.**

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

**Adjournment: 9:47PM**

Approved by:   
Linda Bradley, Board of Directors Secretary

