



REGULAR SESSION OF THE BOARD OF DIRECTORS

Thursday, August 14, 2025, Minutes

DATE AND LOCATION: MULTIPURPOSE ROOM A

CALLED TO ORDER AT: 7:02 PM

AUDIENCE MEMBERS: Not Recorded

BOARD MEMBERS PRESENT:

1. Keith McLean	4. Laurie Robinson	7. AJ Tischleder	10. Robb Gibbs-Excused
2. Taimi Van de Polder	5. Tom Henning	8. Rick Asai	11. Daniel Rodriguez
3. Linda Bradley-via Zoom	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 7:02 PM.

Land Acknowledgement and Anti-Racism Statement.

1. President called for motion to adopt the agenda.

Motion: To amend the agenda to remove item 6A from continuing business?

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

Motion: Propose that maybe we extend the member comments, and I keep it at 3 minutes, but we have a lot of people here, and they've been invited.

Motion By: Director Henning		Seconded By: Director Tischleder	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Majority	Against:	Abstained	

2. Announcements. None

3. Property owner comments.

Twelve owners commented on fencing the dog park at the marina. For details listen to the YouTube video on the 8/14/2025 Board meeting.

4. Consent Agenda-Approval of Minutes

Motion: Motion that the Board approve the draft 7/24/2025 minutes.

Correction Motion: Correction to STR make the change for meeting regularly, and we'll have a presentation ready for the board in August. We'd like to scratch out August and make a motion to extend to, say, soon.

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

5. Reports

5a. GM July Report (Distributed Pages 6-8)

5b. Committee Updates

i) **Architectural Control**-Consolidated, three meetings into one that we had last week, and, not a lot going on right now.

ii) **Document Review**-Have a presentation for some policies for the board to look at later this evening.

iii) **Finance Committee**-Board and Finance Committee presentation. We have an upcoming Town Hall on Saturday, 9.30, in the Dance Barn. There will be an opportunity to hear a presentation of the budget again from Joel, and opportunity for questions, answers, and suggestions.

iv) **Long-Range Planning**-Reviewed the town hall, and made sure that we listened to everybody that had something to say, and got a read on that, and then we also had a booth at the, Valley Fair, and, we had prints, and we had lots of comments. Actually, everything was positive. Pursuing non-dues revenue, letters out regarding solar panels. Had some contact with commercial real estate regarding assisted living, somebody that would invest in long term leasing and development, still researching.

v) **N&E Committee**-Rob has been working, and so has Michael, with UNILECT regarding online voting. We needed to add language to our voting instructions. UNILECT has asked for a specific process that we need to get that nailed down, and by the end of the month, have something out to the membership. If members want to vote online, there will be a form for them to fill out to indicate ahead of time that they want to vote online and then supply a little bit of information so they can get their online ballots. Note: Director Bradley reported for N&E.

vi) **Safety Committee**- Meeting next Thursday. Agenda posted online.

vii) **STR Taskforce**- We do have stuff. We said we don't have a comprehensive plan at this point. I would like to speak with Michael early next week. We do have another meeting, next Wednesday for the short-term, whole group. We have some documents that we put together on Google Docs that we're all sort of editing and finalizing. How do we present this, and how do we move forward and then where do we go with it?

6. Continuing Business- 6a removed from agenda

7. New Business

7a. Capital Request/Contract Award Barn 8 Furnace Replacement

Motion: Move that the SVCA Board of Directors authorize the General Manager execute SVCA's standard construction contract with Marr's Heating for the replacement of the failed furnace in Barn 8 for \$6,661.50 to be paid for previously approved capital funds under Project 9722-09.

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

7b. Approval Request: Delinquent Accounts Policy-Revision 2009.02

7d. Approval Request: Procurement & Purchasing Policy-remove

7c. Approval Request: AV-Online Media Policy 2017.06

7e. Approval Request: 2016 Rescinded Policies 2016

Motion: I would ask that Policy 2009-02, 2017-06, and 2016 rescinded ACC policy be approved by the Board.

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

8. Executive Session- (a) Personnel (i) Employment Agreement Renewal (ii) Management Personnel Discussion (b) 3rd Party Contracts-Lease Negotiation Discussion

Motion: Move to Closed Session at 8:34PM:

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

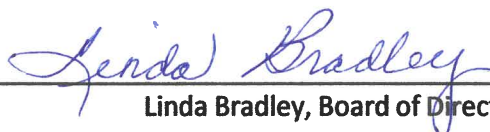
Motion: Move to Open Session at 10:27PM:

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

Closed Session Motion: Move to authorize the GM to proceed with lease negotiations for the Clubhouse admin space.

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

Adjournment: 10:28PM

Approved by: 
Linda Bradley, Board of Directors Secretary

