



## REGULAR SESSION OF THE BOARD OF DIRECTORS

Thursday, August 28, 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	4. Laurie Robinson-Absent	7. AJ Tischleder	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-Excused	

### ATTENDING:

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

#### Call to Order

President McLean called the meeting to order at 7:01 PM.

Land Acknowledgement and Anti-Racism Statement.

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

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

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

Director Meador: Moved to amend the agenda to approve a new member to the LRPC Committee.

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

<b>Motion By:</b> Director Mc Lean		<b>Seconded By:</b> Director Meador	
<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.

The General Manager announced his resignation effective December 5, 2025 due to his wife's illness.

#### 3. Property owner comments.

A member discussed how LRPC and the Board should be seeking member input regarding the recent discussions regarding Barn 6.

Several members from the Area Z Garden expressed their concerns regarding possible charges for water usage. Also that no new 5 year lease extension has been agreed and signed.

A member asked if the Board would consider our amenities as a whole and if we are using our space in the best possible way and gave examples of alternate use.

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

**Motion:** To have those minutes from August 6, 2025, and August 14th, 2025, approved as submitted.

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

#### 5. Reports

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

5b. Financial Statements Review-June 2025-presented by Director of Finance, Joel Heverling

#### 5c. Committee/Task force Updates

- i) Architectural Control-Nothing to report. Meetings are back to regular schedule.
- ii) Document Review-Nothing to report.
- iii) Finance Committee-Committee met and I'll have more to say, during the budget discussion. I'll be able to speak for the committee.
- iv) Long-Range Planning- Had another Town Hall and discussed the plan for a reduced project for a one-story pavilion. \$3M cost with no special assessment.
- v) N&E Committee-Candidate application period is still open. Encourage members to sign up early if they want to vote online. Easy online application to fill out if interested. Dates for candidate forums set for September and October.
- vi) Safety Committee- Recent meeting had no quorum so meeting canceled.
- vii) STR Taskforce-Presented the taskforce recommendations for discussion and review of the Board. Members can log onto You Tube to view any of the taskforce meetings.

#### 6. Continuing Business

##### (a) Approval Request -Ratify driveway 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> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> Unanimous	<b>Against:</b>	<b>Abstained:</b>	

##### (b) Budget Discussion-Operations and Capital

Discussed modifications to allow for additional funding for CRRRF reserve.

#### 7. New Business

##### 7a. Capital Approval Request-Clubhouse HVAC Replacement

**Motion:** Move that the SVCA Board of Directors approve a change order allocation of up to \$147,752 from CRRRF to CRRRF Capital Code 9724.06 to fund construction and temporary repairs for replacement of the Clubhouse HVAC 20-ton unit.

<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>	

**7b. Contract Approval Request-Turf Care Building Remodel**

**Motion:** Move that the SVCA Board of Directors approve awarding the Turf Care Building remodel contract to Cool Running's Construction in the amount of \$98,137.60 and authorize the General Manager to execute SVCA's standard construction contract with the total project budget not to exceed \$115,691.36, funded from CRRRF Capital Code 9724.013.

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

**7c. Long-Range Planning Committee appointment.**

Director Meador asked that Jeff Mildner be appointed to the LRPC.

President McLean requested Board consensus to approve.

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

**Move to Closed Session at 9:59PM: Discuss (a) Personnel, (b) review delinquent accounts and collection action and (c) foreclosure proceedings and legal advice.**

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

**Move to Open Session at 10:30PM:**

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

**Actions coming out of closed session:**

**Motion 1:** Direct the General Manager to renew Kevin LeDuc's employment agreement to begin January 1, 2026, and also execute the Pro Shop lease with Kevin by the General Manager.

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

**Motion 2:** Move the Board of Directors authorize Association Legal Counsel to proceed with foreclosure against the property 00131-3819 unless the account balance is brought current by September 1, 2025.

<b>Motion By:</b> Director Bradley		<b>Seconded By:</b> Director Meador	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: 5	Against: 1	Abstained:	

**Adjournment: 10:32PM**

Approved by: Linda Bradley

Linda Bradley, Board of Directors Secretary