



REGULAR SESSION OF THE BOARD OF DIRECTORS

Thursday, October 24, 2024

Minutes

DATE AND LOCATION: MULTIPURPOSE ROOM A

CALLED TO ORDER AT: 6:01PM.

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. Sonia Voldt	8. Rick Asai-Excused	11. Daniel Rodriguez
3. Linda Bradley	6. Ray Meador	9 Stu Mitchell	

ATTENDING:

Staff Members: Jo Anne Jensen, General Manager. Joel Heverling, Director of Finance, Spencer Huston, IT.

Guest Presenter: Ben Hancock from Larson Gross.

Call to Order

President McLean called the meeting to order at 6:01PM.

Land Acknowledgement and Anti-Racism Statement.

1. President called for motion to adopt the agenda.

Motion: Move to adopt the agenda.

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

Motion: Move to amend the agenda. Add formation of the Appeals Committee Item 8f.

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

2. Announcements.

- Remind all Committee Chairs reports are due by 10/29 to be included in posting for the AGM.
- Trunk or Treat scheduled for 10/26 at 5:00PM
- Community Clean Up scheduled for Saturday 10/26 from 10:00AM-2:00PM in Gate 5 overflow parking area.

3. Property owner comments.

Homeowners made comments.

Commented on agenda items for lot sales and parcel lockers.

Commented on article in Views regarding the new GM announcement.

Commented on when the membership would be receiving the Barn 8 Structural Report from the engineer.

4. Financial Reports

4a. 2023 Financial Audit Report Presentation _ Ben Hancock from Larson Gross.

4b. August Financial Reports-Joel Heverling

5. Consent Agenda

Minutes from September 5th, 12th, 19th, 23rd and 26.

Motion: To have those minutes approved as submitted.

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

6. GM September Report

7. Continuing Business

7a. Ratification of Executive Action: Execution of GM Contract

Motion: Move to ratify the execution of the new GM contract authorized by the Board on 9/26/24, and again on 10/4/24.

Motion By: Director Bradley		Seconded By: Director Robinson	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: 5	Against: 2	Abstained: 1	

7b. New GM Announcement

The President announced Michael Bennett has accepted the position of Sudden Valley General Manager. He brings over 20 years of management experience, particularly in California and Washington.

7c. Revised Policy: Board Member & Committee Chair Involvement in Association Management.

Motion: To approve the final amendments to the policy.

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

7d. Tennis Court Resurfacing-Change Order

Motion: Move that the Board of Directors approve a change in scope to allow the remaining \$12,856 of the funds obligated for project 9723.05 to be used to add a card, reader, and security camera to the Rec. Corridor tennis courts.

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

8. New Business

8a. Scheduling: Organizational Meeting: Nov/Dec Meetings; 2025 Meeting Schedule Discussion

Motion: Move that the Board of directors approve the following meeting schedule for November. Our meeting will be November 14th at 7:00 PM. We will also do December 12th at 7:00 PM and we will keep our schedule on the 2nd and 4th Thursdays of the month at 7:00PM.

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

Note: December meeting to be scheduled for 6:00PM start with reception for new GM.

8b. Approval Request-WTA Property Use Agreement

Motion: Moved that the Board of Directors approve the proposed property, use agreement, and give permission to the general manager to execute the agreement on behalf of the Association.

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

8c. Approval Request-Sale of SVCA Owned Lots

Motion: Move that the Board of directors approve the listings of 3, 33 and 63 Louise Drive with Greg Paul of RE/Max, with the understanding that any offers received on the properties will be brought back to the Board for direction before any action is taken.

Motion By: Director McLean		Seconded By Director Bradley	
Approved:	Not Approved: 0	Tabled:	Died:
In Favor: 0	Against: Unanimous	Abstained:	

Note: The GM has been directed to bring back added information based on our discussions before any decision is made on this item.

8d. Approval Request-Easement 18 Sudden Valley Drive

Motion: Move that the Board of Directors approve the proposed retaining wall easement for 18 Sudden Valley Drive, give the GM permission to execute the agreement and set a fee of \$3,250 to cover legal, recording and surveying costs.

Motion By: Director McLean		Seconded By Director Bradley	
Approved: X	Not Approved: 0	Tabled:	Died:
In Favor: 7	Against:	Abstained: 1	

8e. Capital Request -Additional Parcel Lockers

Motion: Move that the Board of Directors approve \$29,859.19 from the Mailbox Fund for the addition of (11) eleven new parcel lockers to SVCA's mailbox clusters.

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

8f. Members for Appeal Committee

Director Vande Polder: We have 4 appeals that need to be heard, and I need 2 people to help me on my Appeals Committee?

Consensus: Board approved Director Bradley and Director Meador to serve on the Committee.

Closed Session: President Moved to go into closed session for personnel.

Motion: Moved into closed session at 8:42PM.

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

Motion: President moved that the Board of Directors move back into open session at 9:34PM.

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

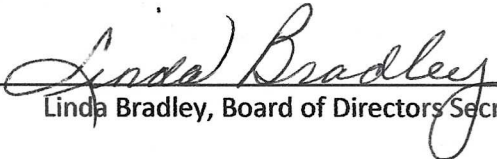
Closed Session Action:

Motion: Move the Board approve the extension agreement for Jo Anne Jensen to serve during the new GM transition period and direct the Board President to execute the agreement.

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

Adjourned 9:35PM

Approved by: _____


Linda Bradley, Board of Directors Secretary