



BOARD OF DIRECTORS REGULAR MEETING

Thursday, November 13, 2025, 7:00 PM

8 Barn View Ct, Multipurpose Room A

Minutes

CALLED TO ORDER AT: 7:00 PM

AUDIENCE MEMBERS: Not Recorded

BOARD MEMBERS PRESENT:

1. Keith McLean, President	4. Taimi Van de Polder, Secretary	7. Rob Gibbs, N&E Chair
2. Tom Henning, Vice President	5. Sean Chaffee	8. Daniel Rodriguez, ACC Chair
3. Jean Maixner, Treasurer	6. Joeseeph Adams	

ATTENDING:

Staff Members: Jo Anne Jensen, General Manager
Spencer Huston, IT

Call to Order:

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

1. N&E Chair called for motion to adopt the agenda

Motion: Move to adopt the agenda.

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

2. Announcements

- With Director of Asai's resignation, members can apply for this open board seat. The application period is open for the next 30 days and will close on December 11th at 4.30 p.m. Applications are available online or at the Welcome Center, and must be submitted in person at the Welcome Center.
- The Sudden Valley Holiday Market is being held on Saturday, November 22nd from 10:00 AM to 3:00 PM. All vendor spots have been filled.
- The Holiday Tree Lighting is Saturday, December 6th at 5:00 PM.
- Breakfast with Santa is Saturday December 13th from 9:00 AM to 11:30 AM at El Agave. Free breakfast and pictures with Santa for all community members.

3. Property Owner Comments

- No comments

4. Consent Agenda

Motion: Move that the Board adopt the draft board meeting minutes from 10.09.25 and 10.23.25, as submitted.

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

5. Reports

5a. None

6. Continuing Business

6a. Area Z Garden lease renewal

Motion: Move that the SVCA Board approve the revised lease agreement for the Area Z Garden Club.

Motion By: President McLean		Seconded By: Secretary Van de Polder	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: 4	Against:	Abstained: 1	

7. Executive Session – Legal and Personnel

Motion: Move to closed session at 7:13 PM.

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

Motion: Move to open session at 8:13 PM.

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

There is motion coming out of closed session.

Motion: Move to allow legal consult to proceed as directed.

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

8. New Business

8a. Board Vacancy

- i. Board must elect a Vice President

Vice President

Tom Henning was nominated by Keith McLean.

Tom Henning received unanimous votes.

Tom Henning is Vice President.

- ii. Board must elect a President

Vote of Confidence: Confirm Keith McLean as President per Bylaws of Natural Ascention.

Motion By: Director Adams		Seconded By: Director Gibbs	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

8b. Certification of the 2025 Election

Motion: Move the certification of the AGM held on November 1st, 2025, presented by N&E Chair, Robb Gibbs.

Motion By: Director Gibbs		Seconded By: Director Adams	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

Motion: Move the accept the November 1st, 2025 AGM minutes.

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

8c. Board Code of Conduct

- President McLean introduced a code of conduct that Board members can sign. Participation is optional but encouraged.

8d. Committee Discussion

- President McLean discussed committees and the number of Board members needed on each on each committee.

8e. Board Orientation Schedule

- Board orientation scheduled for December 4th, 2025 at 2:00 PM.

8f. 2026 Golf Fee Increases

Motion: Move that the SVCA Board of Directors approve the attached schedule of the 2026 golf fees.

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

Motion: Move that the Long-Range Planning Committee look at raising the golf discount rate for members of the SVCA.

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

Motion: Move to adjourn the meeting at 9:18 PM

Motion By: President McLean		Seconded By: Vice President Henning	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

Meeting adjourned at 9:18 PM

Approved by: _____

Taimi Van de Polder, Board of Directors Secretary