



## 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. Joeseph 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.

<b>Motion By:</b> President McLean		<b>Seconded By:</b> Secretary 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

- 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 22<sup>nd</sup> from 10:00 AM to 3:00 PM. All vendor spots have been filled.
- The Holiday Tree Lighting is Saturday, December 6<sup>th</sup> at 5:00 PM.
- Breakfast with Santa is Saturday December 13<sup>th</sup> 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.

<b>Motion By:</b> President McLean		<b>Seconded By:</b> Secretary 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>	

**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.

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

**7. Executive Session – Legal and Personnel**

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

<b>Motion By:</b> President McLean		<b>Seconded By:</b> Secretary 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>	

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

<b>Motion By:</b> President 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>	

There is motion coming out of closed session.

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

<b>Motion By:</b> Secretary Van de Polder		<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>	

**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 Ascension.

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

#### 8b. Certification of the 2025 Election

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

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

**Motion:** Move the accept the November 1<sup>st</sup>, 2025 AGM minutes.

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

#### 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 4<sup>th</sup>, 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.

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

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

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

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

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

**Meeting adjourned at 9:18 PM**

Approved by: \_\_\_\_\_

Taimi Van de Polder, Board of Directors Secretary