



**REGULAR SESSION OF THE BOARD OF DIRECTORS**

Thursday, November 14, 2024

Minutes

**DATE AND LOCATION:** MULTIPURPOSE ROOM A

**CALLED TO ORDER AT:** 7:00 PM

**AUDIENCE MEMBERS:** Not Recorded

**BOARD MEMBERS PRESENT:**

1. Keith McLean	4. Laurie Robinson- via Zoom	7. AJ Tischleder-Excused	10. Robb Gibbs
2. Taimi Van de Polder	5. Tom Henning	8. Rick Asai	11. Daniel Rodriguez
3. Linda Bradley	6. Ray Meador	9. Stu Mitchell-Absent	

**ATTENDING:**

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

**Call to Order**

President McLean called the meeting to order at 7:00 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 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 amend the agenda.

Director Rodriguez requested Board approval of a new ACC member. Item 8h.

Director Gibbs requested new members approval to the N&E Committee. Item 8i.

<b>Motion By:</b> Director Bradley		<b>Seconded By:</b> Director McLean	
<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.**

Area Z new maintenance facility open house.

Valley Craft Market

Christmas Tree Lighting

New GM Reception before Board meeting 12/12.

Breakfast With Santa

Looking for submissions from members of the community regarding children's activities or accomplishments for articles in the Views.

**3. Property owner comments.**

A homeowner made comments regarding the marina and proposed lot sales.

**4. Consent Agenda**

**Motion:** Have the minutes of October 4th, 2024, and the minutes of October 24th, 2024, approved as submitted

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

**5. Financial Reports**

**September Financial Reports and Capital Reserves -Joel Heverling**

**6. GM October 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.

<b>Motion By:</b> Director Bradley		<b>Seconded By:</b> Director Robinson	
<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. Approval Request – Sale of SVCA Lots**

**Motion:** Move the Board of Directors approve the proposed activities for 3 blocks, 3, 33, and 63 Louise Drive, with the goal of selling the properties, with the understanding that any offers received on the properties will be brought back to the board for direction before any action is taken.

<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>	

**8. New Business**

**8a. Certification of 2024 Election**

**Motion:** Move that the Board of Directors accept the 2024 election certification presented by N&E Chair, Robb Gibbs, including all candidates and measures and corrections by Linda Bradley, that we made, saying that was seconded by Linda, all in favor of the amended motion.

<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>	

**8b. Director Assignments for Standing Committees**

**NOTE:** The Architectural Control Committee and Nominations & Elections Committee Chairs were appointed by their respective committees as stipulated in the Bylaws.

**Long Range Planning Committee**

**Motion:** Nominate Director Ray Meador for Chair of LRPC.

<b>Motion By:</b> Director Van De Polder		<b>Seconded By</b> Director Robinson	
<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:** Nominate Rick Asai as his second director.

<b>Motion By:</b> Director Van De Polder		<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>	

**Finance Committee**

**Motion:** Laurie is Chair of Finance Committee as Treasurer. Director Robinson nominates Taimi Van De Polder as second director on Finance.

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

**Document Review Committee**

**Motion:** Nominate Linda Bradley for the chair of the Document Review Committee.

<b>Motion By:</b> Director Van De Polder		<b>Seconded By</b> Director McLean	
<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:** Nominate Taimi Van De Polder as my second board member on the Document Review Committee.

<b>Motion By:</b> Director Bradley		<b>Seconded By</b> Director Mc Lean	
<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>	

**8c. Reapproval of Charters for Ad Hoc Committees**

**Safety Committee**

**Motion:** That the Board re-establish the Safety Committee for the year 2025.

<b>Motion By:</b> Director Bradley		<b>Seconded By</b> Director 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:** Nominate Rick Asai as Chair of the Safety Committee.

<b>Motion By:</b> Director Van De Polder		<b>Seconded By</b> Director McLean	
<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:** Nominate Tom Henning as co-chair of the Safety Committee.

<b>Motion By:</b> Director Van De Polder		<b>Seconded By</b> Director McLean	
<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>	

**8d. Approval Request-Native Landscaping Project**

**Motion:** Move that the Board of Directors approve the NNLP Maintenance Agreement and authorize the General Manager to sign it on their behalf.

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

**8e. Approval Request-Pacific Security Contract Terms**

**Motion:** Move that the Board of Directors approve the change to contract terms proposed by Pacific Security and authorize the General Manager to sign the work order formalizing this change on a trial basis of one year.

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

**8f. Approval Request- 2025 Fines & Fee Schedule**

**New Construction Extension Fees**

**Motion 1:** The Board of Directors approve the proposed change of the new construction fees which include with modifications as discussed.

**\*NOTE:** Round up monthly amounts to 1<sup>st</sup> extension \$850.00, 2<sup>nd</sup> extension \$1,700.00, 3<sup>rd</sup> extension \$1,700.00.

<b>Motion By: Director McLean</b>		<b>Seconded By: Director Bradley</b>	
<b>Approved: X</b>	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor: 5</b>	<b>Against: 2</b>	<b>Abstained</b>	

**Marina Fees**

**Motion 2:** The Board of Directors approve the proposed changes to the Marina rental fees.

<b>Motion By: Director McLean</b>		<b>Seconded By: Director Bradley</b>	
<b>Approved: X</b>	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor: 6</b>	<b>Against: 1</b>	<b>Abstained</b>	

**8g. GM Transition Plan-discussion** the General Manager provided the Board with the steps included in proposed plan. There were no comments from the Board regarding the plan.

**8h. Appointment of new Architectural Control Committee member.**

Director Rodriguez asked for John Gingrich to be approved by the Board to serve on the 2025 ACC Committee. There were no objections.

**8i. Appointment of new Nomination & Election Committee members.**

Director Gibbs asked for Jo Jean Kos, and Donn Jamtaas be approved by the Board to serve on the 2025 committee. There were no objections.

**9. Closed Session -Legal**

**Moved to closed session at 10:03PM.**

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

**Moved to open session-10:55 PM.**

**There was no action coming out of closed session.**

**Adjourned 10:56 PM.**

Approved by:   
Linda Bradley, Board of Directors Secretary