



**BOARD OF DIRECTORS BUSINESS MEETING MINUTES**  
**Annual General Meeting**  
November 2, 2024

**ASSOCIATION NAME:** Sudden Valley Community Association

**DATE AND LOCATION:** SATURDAY, NOVEMBER 2, 2024 Dance Barn

**CALLED TO ORDER AT:** 1:04 p.m.

**AUDIENCE MEMBERS:** A quorum of fifty-one members were present.

**BOARD MEMBERS PRESENT:**

<b>1. Keith McLean-President</b>	<b>4. Linda Bradley-Secretary</b>	<b>7. Ray Meador</b>
<b>2. Taimi Van De Polder-Vice President</b>	<b>5. Stu Mitchell</b>	<b>8. Rob Gibbs-N&amp;E Chair</b>
<b>3. Laurie Robinson- Treasurer</b>	<b>6. Rick Asai</b>	<b>9. Daniel Rodriguez-ACC Chair</b>

**STAFF MEMBERS:** Jo Anne Jensen, General Manager  
Spencer Huston, IT  
Kyle Kaltenbach, Rec  
Diane Bruneau

**PARLIAMENTARIAN:** Paul McClintock

**I. CALL TO ORDER**

The meeting was called to order by President McLean at 1:04p.m. who stated he would be serving as the presiding officer to allow the members to do the work of the annual general meeting.

**II. INTRODUCTION OF THE PARLIAMENTARIAN**

President McLean introduced the Parliamentarian, Paul McClintock, this is his first year as the Parliamentarian for SVCA.

**Meeting Procedures**

Robert's Rules of Order 12<sup>th</sup> Edition shall govern this meeting.

The Parliamentarian explained the rules for speaking during the meeting.

The President announced the proposed rules and asked if any objections. Hearing none, they were adopted.

He thanked the Staff for their efforts this year and recognized the current board and the outgoing board for all their hard work.

### **III. CERTIFICATE OF QUORUM**

As of 1:04 PM there were fifty-one members present in the Dance Barn. A quorum is present.

### **IV. PROOF OF NOTICE OF ANNUAL GENERAL MEETING**

#### **Secretary, Linda Bradley**

The notice of the annual meeting addressed to all members at the address on record at the Association Administration Office was placed in the mail on September 25, 2024, which satisfies the requirement of the Bylaws that notice be mailed at least 30 days before the meeting. The Secretary is in receipt of the postal service reports of the mailing.

### **V. APPROVAL OF 2023 AGM MINUTES.**

The minutes for the 2023 annual meeting were reviewed by the board and were made available on the Sudden Valley website under the AGM Button for this event for the membership's review. Are there any corrections to the minutes?

Hearing none, the minutes are approved as presented.

As per the advice of our Parliamentarian, based on Roberts Rules, 48.12, we propose to authorize the Board to approve the minutes of the 2024 meeting. Are there any objections?

Hearing none, this proposal is adopted.

### **VI. Introduction of the Board of Directors Candidates. N&E Chair**

It was announced that there were four open positions for the Board of Directors, three (3) who will each serve three (3) year term and one (1) who will serve a two year term based on cumulative votes for each. The list of names appearing on the ballot in order are:

- Rick Asai
- Ray Meador
- Nancy Alyanak
- Taimi Van De Polder
- Tom Henning

### **VII. Introduction of the Nominations and Elections Committee Candidates**

The N&E Committee has four (4) open positions for the election; each committee member will have a two (2) year term. No candidates applied for the Committee.

This committee will be soliciting interested candidates to serve on the 2025 committee.

### **VIII. Introduction of the Architectural Control Committee Candidates**

The Architectural Control Committee has six open positions for the election, each committee member will have a three (3) year term. Only two (2) candidates applied.

This committee will be soliciting interested candidates to serve on the 2025 committee.

- Allen Helvajian
- Daniel Vink

## **IX. NEW BUSINESS**

### **a. Measure 1**

Shall the Sudden Valley Community Association's 2025 annual consolidated budget, which provides for assessment revenue of \$5,525,641 and non-assessment revenue of \$2,007,501 for a total combined assessment and non-assessment revenue of \$7,533,142 be approved or rejected?

The Treasurer presented the 2025 budget.

Discussion: One member addressed the Board on the 2025 budget.

### **b. Measure 2:** Shall Article III, Section 4, (b) be amended to remove inconsistent descriptions of a director's term of office?

No discussion

This concluded the presentation of the Candidates and ballot measures members instructed to vote their ballots.

N&E members collected any floor ballots voted.

## **X. COMMITTEE REPORTS**

The committee reports will be posted to the Sudden Valley website for viewing after the AGM.

### **XI. President's Report**

President Keith McLean made a report.

### **XII. Treasurer's Report**

Director Robinson, Treasurer, made a report.

### **XIII. General Manager Report**

General Manager Jo Anne Jensen made a report.

### **XIV. Property Owners' Comments**

Property owners made comments.

### **XV. Election Results**

The chair declares Ray Meador, Rick Asai and Taimi Van De Polder as elected to the Board of directors for three-year terms, and Tom Henning is elected to a two year term.

a. Board of Directors

- Ray Meador 713 3 year term
- Rick Asai 689 3 year term
- Taimi Van De Polder 615 3 year term
- Tom Henning 610 2 year term
- Nancy Alyanak 503

For the ACC, both Allen Helvajian with 775 votes and Daniel Vink with 664 votes have been elected to three-year terms on the Achetectual Control Committee.

b. ACC Committee

- Allen Helvajian 775 3 year term
- Daniel Vink 664 3 year term

c. Measure One Approve the proposed budget.

- Approve 621
- Reject 340

APPROVED

There being less than a majority of total owners rejecting the budget, the budget is approved.

e. Measure 2. Bylaw Amendment

- Approve 854
- Reject 82

APPROVED

There being at least two-thirds approving the Bylaw amendment by two-thirds of the members. voting by mail-in ballot or in person to pass, the description of a director's term has been adopted.

**XVI. Announcements**

The President announced the new GM, Michael Bennet, and when he will be begin working for the Association on December 10<sup>th</sup>.

At the December 12<sup>th</sup> Board meeting a meet and greet prior to the meeting will be held to greet the new GM. This will be held from 6:00-7:00PM in the Community Center.

Announced that the Board Organizational meeting would be held at the conclusion of the AGM.

**XVII. Adjourned 2:13p.m.**

**Note: AGM Minutes Approved:** As per the advice of our Parliamentarian, based on Roberts Rules, 48.12, we propose to authorize the Board to approve the minutes of the 2024 meeting. Are there any objections?

Hearing none, this proposal is adopted.