



## BOARD OF DIRECTORS REGULAR MEETING

Thursday, December 11, 2025, 6:00 PM

8 Barn View Ct, Multipurpose Room A

### Minutes

**CALLED TO ORDER AT:** 6:00 PM

**AUDIENCE MEMBERS:** Not Recorded

#### BOARD MEMBERS PRESENT:

1. Keith McLean, President	4. Taimi Van de Polder, Secretary	7. Daniel Rodriguez, ACC Chair	10. Ray Meador
2. Tom Henning, Vice President	5. Joseph Adams	8. Rob Gibbs, N&E Chair	11. Laurie Robinson
3. Jean Maixner, Treasurer	6. Sean Chaffee	9. Linda Bradley	

#### ATTENDING:

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

#### Call to Order:

Keith McLean, President, called the meeting to order at 6:00 PM.

#### 1. President called for motion to adopt the agenda

**Motion:** Move to adopt the agenda.

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

#### 2. Announcements

- 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

- A member requested the Board approve repainting the shoulder lines on the roads.

#### 4. Board Orientation Presentation

**4a.** 6:07PM – Legal – Presented by Richard Davis: CSD Law  
7:01PM – Questions

**4b.** 7:11PM – Parliamentary Basics – Presented by Jo Anne Jensen, General Manager

5. **Consent Agenda**

**Motion:** Move to approve the minutes for November 4, 2025 and November 13, 2025 meetings.

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

6. **Reports**

6a. November General Manager Report

6b. Capital Projects Status

7. **Continuing Business**

7a. Board Vacancy – Candidate Interviews and Voting

i. The Board interviewed two candidates.

Linda Bradley received six (6) votes

John Gingrich received two (2) votes

Linda Bradley is voted to serve on the Board of Directors.

7b. Request for Approval – 2026 Marina License Agreement

**Motion:** Move that the SVCA Board approve the proposed Marina Moorage/Storage License Agreement.

<b>Motion By:</b> President McLean		<b>Seconded By:</b> Director Bradley	
<b>Approved: X</b>	<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. Resolution for Association Signing Authority

**Motion:** Move that the SVCA Board adopt the resolution for signing authority.

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

8b. Resolution for Credit Card Borrowing

**Motion:** Move to amend the motion by changing the word “borrowing” to “usage” in all locations.

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

**Motion:** Move to remove the last three signatures (Vice President, Treasurer, and Secretary) and only require BOD President's signature for credit card usage approval.

<b>Motion By:</b> President McLean		<b>Seconded By:</b> Director Bradley	
<b>Approved: X</b>	<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 SVCA Board approve the proposed resolution for the credit card usage with the proposed changes.

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

#### 8c. Committee Assignments

Only two (2) Board members may serve on the LRPC. Because four (4) members wanted to serve, a vote was held.

Secretary Van de Polder received 5 votes  
 Director Meador received 5 votes  
 Director Chaffee received 9 votes  
 Director Adams received 1 vote

Director Chaffee was selected to serve on the Long-Range Planning Committee

A runoff vote was conducted for the second seat.

Secretary Van de Polder received 5 votes  
 Director Meador received 4 votes

Secretary Van de Polder was elected to serve on the Long-Range Planning Committee

**Motion:** Move that the SVCA Board appoint Directors Gibbs and Bradley to the Nominations & Elections Committee; Secretary Van de Polder and Director Bradley to the Document Review Committee; Secretary Van de Polder and Director Chaffee to the Long-Range Planning Committee; Treasurer Maixner and Directors Robinson, Gibbs, and Meador to the Finance Committee; President McLean, Vice President Henning, Treasurer Maixner, and Secretary Van de Polder to the Executive Committee; and Vice President Henning and Director Adams to the Safety Committee.

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

#### 8d. Approval of ACC Committee Members

**Motion:** Move that the SVCA Board appoint Daniel Rodriguez, Jo Jean Kos, Patrick Zwolenski, Dan Vink, and Terry Niblack to the Architectural Control Committee.

<b>Motion By:</b> President McLean		<b>Seconded By:</b> Director Gibbs	
<b>Approved: X</b>	<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 9:31 PM**

Approved by: \_\_\_\_\_  
Taimi Van de Polder, Board of Directors Secretary