



**BOARD OF DIRECTORS BUSINESS MEETING MINUTES**  
**Annual General Meeting**  
November 4, 2023

**ASSOCIATION NAME:** Sudden Valley Community Association  
**DATE AND LOCATION:** SATURDAY, NOVEMBER 4, 2023  
**CALLED TO ORDER AT:** 1:05 p.m.  
**AUDIENCE MEMBERS:** A quorum of fifty members were present.

**BOARD MEMBERS PRESENT:**

<b>1. Andrew Tischleder, President</b>	<b>4. Stu Mitchell</b>	<b>7. Nancy Alyanak</b>
<b>2. Sam Shahan, Vice President</b>	<b>5. Linda Bradley</b>	<b>8. Gail Chiarello, N&amp;E Chair</b>
<b>3. Sonia Voldt, Treasurer</b>	<b>6. Taimi Van De Polder</b>	

**STAFF MEMBERS:** Jo Anne Jensen, General Manager  
Morgan Libby, Administrative Assistant  
Kyle Kaltenbach, Chief of Staff

**PARLIAMENTARIAN:** John Berg

**I. CALL TO ORDER**

The meeting was called to order by President Tischleder at 1:05p.m. who stated he would be serving as the presiding officer to allow us as members to do the work of the annual general meeting.

**II. INTRODUCTION OF THE PARLIAMENTARIAN**

President Tischleder introduced the Parliamentarian, John Berg, this is his third year as the Parliamentarian for SVCA.

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

President Tischleder explained the rules for speaking during the meeting.

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**

It was announced that fifty people had signed in so we have a quorum present.

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

**Vice President Sam Shahan presenting on behalf of the Board Secretary, Brian Cope.**

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 at least 30 days before the meeting, as required by the Bylaws. The Secretary is in receipt of the postal service reports of the mailing, Form 367R, which is mailing transaction receipt from the post office. This concludes the report.

**V. APPROVAL OF 2022 AGM MINUTES.** The minutes for the 2022 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.

**VI. Introduction of the Candidates.**

**a. Introduction of the Board of Directors Candidates.**

It was announced that there were three open positions for the Board of Directors who will each serve three (3) year terms. The list of names appearing on the ballot in order are:

Laurie Robinson  
Keith McLean  
Joshua Bowens  
Tom Redd  
Mary Stidham

**b. Introduction of the Nominations and Elections Committee Candidates**

There was one candidate this year, Rob Gibbs. The committee will be soliciting for interested candidates to serve on the 2024 committee. Please fill out a volunteer application on the association’s website.

**c. Introduction of the Architectural Control Committee Candidates**

There were two candidates for the Architectural Control Committee. This committee will be soliciting interested candidates to fill seven vacant positions. Interested candidates should complete an application.

Patrick Zwolinsky  
Jo Jean Kos

**VII. New Business**

**a. Measure 1**

Shall the Sudden Valley Community Association's 2024 annual consolidated budget, which provides for assessment revenue of \$5,164,719 and non-assessment revenue of \$1,857,672 for a total combined assessment and non-assessment revenue of \$7,022,391 be approved or rejected? There was no discussion.

**b. Advisory Vote Number 1**

Which of the following options do you prefer for the replacement of Barn 6, also known as the Ice Barn? Members were asked to choose no more than one of the following.

**Option 1.** Remove the existing structure and replace it with an open-air pavilion. This option requires no special assessment for funding and was part of the presented budget.

**Option 2.** Remove the existing structure and replace it with an enclosed structure. This option would require a special assessment of approximately \$11 per month for 6 years on all members.

**Option 3.** Remove the existing structure and do not replace, this option requires no special assessment for funding. There was no discussion.

**c. Advisory Vote Number 2**

The replacement of the Marina wet slip docks is estimated to cost approximately 1.9 million dollars. Which of the following options do you prefer for funding the Marina wet slip docks replacement when they have reached the end of their useful life? Members were asked to choose no more than one of the following.

**Option 1.** Beginning in 2024 increase annual wet slip. use fees, an additional \$1,200 to provide about one third of the funding required to replace the Marina wet slip docks.

**Option 2.** Place a 6 year. Special Assessment of approximately \$9 per month on all members to fund the replacement of the Marina wet slip docks.

**Option 3.** Do not replace the Marina wet, slip docks at the end of their useful life.

**VIII. Committee Reports**

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

**IX. President's Report**

President A J Tischleder made a report.

**X. Treasurer's Report**

Director Voldt, Treasurer made a report.

**XI. General Manager Report**

General Manager Jo Anne Jensen made a report.

**XII. Property Owners' Comments**

Property owners made comments.

**XIII. Election Results**

a. Board of Directors

Josh Bowens	563
Keith McLean	548
Laurie Robinson	525
Tom Redd	515
Mary Stidham	387

b. Nominations and Elections

Rob Gibbs 736

c. ACC Committee

Jo Jean Kos 607

Patrick Zwolenski 588

d. Measure One Approve the proposed budget.

Approve 749

Reject 191

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

e. First Advisory Vote Regarding the Ice Barn Replacement

Option 1 604

Option 2 181

Option 3 191

f. Second Advisory Vote Regarding the Marina Wet Slip Replacement

Option 1 634

Option 2 197

Option 3 162

g. Final Announcement regarding the Board organization meeting.

It is scheduled for Monday, Nov 6 at 7pm.

**XIV. Adjourned 2:57p.m.**