



## SPECIAL SESSION OF THE BOARD OF DIRECTORS

Thursday, May 23, 2024

Minutes

**DATE AND LOCATION:** Dance Barn

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

**AUDIENCE MEMBERS:** Not Recorded

**BOARD MEMBERS PRESENT:**

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

**ATTENDING:**

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

**Call to Order**

President McLean called the meeting to order at 7:00PM.  
Land Acknowledgement and Anti-Racism Statement.

**1. Agenda Adoption**

**Moved to amend and adopt the amended agenda.**

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

**2. Announcements**

Pools opening May 25<sup>th</sup>.

**3. Property Owner Comments-None**

**4. Consent Agenda**

**Motion:** Approve the April 25, 2024, minutes as submitted.

<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> 6	<b>Against:</b>	<b>Abstained:</b> 2	

**Motion:** Approve the May 5, 2024, minutes as submitted.

<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>	

**5. Financial Report & Capital Projects Report**

## 6. Continuing Business

6a) Bypass until GM Search Committee approved. See below.

**Motion:** Move we form the GM Search Committee before the discussion on the recruitment company selection.

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

6b) **Motion:** Move that we vote on the resolution to establish the GM Search Committee.

<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> 6	<b>Against:</b>	<b>Abstained:</b> 1	

### 6c) GM Search Committee Approval of Members

Directors Voldt and Asai were nominated. Director Asai received the majority of votes.

**Note:** After a brief discussion Director Asai was selected as Chair.

6a) **Motion:** Move that the SVCA Board of Directors select Prothman as their recruiting partner for the GM Search.

<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> 6	<b>Against:</b>	<b>Abstained:</b> 1	

### 6d) ACC Policies & Procedures -Attorney Recommendations

Report and discussion.

## 7. Closed Session

**Motion:** Move into closed session. Moved into closed session at 8:29pm.

<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 into open session at 9:42pm.

<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>	

## 8. New Business

8a) **Approval of Organizational Changes and Funding** (Voting come out of closed session.)

**Motion 1:** Move that the SVCA Board of Directors approve the organizational changes proposed by the General Manager.

<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> 4	<b>Against:</b> 2	<b>Abstained:</b> 1	

**Motion 2:** Move that the SVCA Board of Directors approve \$45,000 from the UDR for the funding of the Accounting Manager position.

<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> 4	<b>Against:</b> 2	<b>Abstained:</b> 1	

**8b) Public Utility Easement Resolution**

**Motion:** Move that the GM provide the Board of Directors at the next meeting, a resolution and easement agreement specific to the Division 7 lots.

<b>Motion By:</b> Director Tischleder		<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>	

**8c) Capital Request-Adult Center Painting Project.**

**Motion 1:** Move that the SVCA Board of Directors approve the allocation of \$40,866.56 from CRRRF for painting the exterior of the Adult Center and Clubhouse and apply a new coating to the Clubhouse decks.

<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>	

**8c) Capital Request-Adult Center Painting Contract authorization.**

**Motion 2:** Move that the SVCA Board of Directors authorize the GM to execute SVCA’s standard construction contract with CertaPro Painters, with a not to exceed amount of \$40,866.56.

<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>	

**8d. Airport Rezoning Project**

**Motion:** Move that the Board move the Airport Rezoning Project to the Long-Range Planning Committee to come up with a viable option for RV and boat storage.

<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>	

**8e Finance Committee Member Appointment**

**Motion:** Move that Wayne Lee be added to the Finance Committee.

<b>Motion By:</b> Director Robinson		<b>Seconded By:</b> N/A	
<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>	
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**Adjourned: 10:42PM**

Approved by: \_\_\_\_\_  
Linda Bradley, Board of Directors Secretary