

1 **BOARD OF DIRECTORS BUSINESS MEETING MINUTES**

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3 **ASSOCIATION NAME:** Sudden Valley Community Association
4 **DATE AND LOCATION:** Monday, August 1, 2022 [Remote Meeting]
5 **CALLED TO ORDER AT:** 7:03 PM
6 **AUDIENCE MEMBERS:** Not Recorded

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8 **BOARD MEMBERS PRESENT:**

1. Andrew Tischleder	4. Sandi Mitchell	7. Morgan Libby	10.
2. Sonia Voldt	5. Nancy Alyanak	8. Taimi Van de Polder	11.
3. Joshua Bowens	6. Brian Cope	9. Sam Shahan	12.

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10 **BOARD MEMBERS ABSENT:** Keith McLean; *excused*, Kanu Sharma; *excused*

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12 **STAFF MEMBERS:** Dan Pike, *General Manager*; Rich Johnson, *Operations Manager*; Jon Kaer,
13 *Technology Administrator*

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15 **GUESTS:** Richard Davis, *Chmelik Sitkin & Davis*; Leora Watson, *The Views*

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17 **This meeting was opened with an affirmation of SVCA’s Land Acknowledgement and Anti-**
18 **Racism Statements.**

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20 **1. ADOPTION OF AMENDED AGENDA**

- 21 a. Director Alyanak moved to amend the agenda
 - 22 i. Removed New Business Item 6a and 6a-1, N&E Manual Amendment to Clarify
 - 23 Required Elements on Petitions

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25 **MOTION TO:** Amend the Agenda

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27 **MOTION BY:** Director Alyanak **SECONDED BY:** Director Tischleder
28 **APPROVED:** X **NOT APPROVED:** **TABLED:** **DIED:**
29 **IN FAVOR:** Unanimous
30 **AGAINST:** None **ABSTAINED:** None

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32 **MOTION TO:** Adopt the Amended Agenda

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34 **MOTION BY:** Director Tischleder **SECONDED BY:** Director Bowens
35 **APPROVED:** X **NOT APPROVED:** **TABLED:** **DIED:**
36 **IN FAVOR:** Unanimous
37 **AGAINST:** None **ABSTAINED:** None

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39 **2. CONSENT AGENDA**

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41 **MOTION TO:** Adopt the Consent Agenda
42 a. The motion was approved by Acclamation
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44 MOTION BY: Director Tischleder SECONDED BY: _____
45 APPROVED: X NOT APPROVED: _____ Tabled: _____ DIED: _____
46 IN FAVOR: Unanimous
47 AGAINST: None ABSTAINED: None

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3. ANNOUNCEMENTS

- a. Director Voldt announced Wednesday the 3rd at 7:00 PM will be the continuation of the Joint Board and Finance Committee Budget Meeting
- b. Director Voldt that Swim Lessons are starting this week and Rec will be contacting everybody who signed up
 - i. Board discussion occurred
- c. Director Alyanak announced and clarified how Ballot signatures work regarding the N&E Manual, Uni-Lect, and the upcoming election
- d. Director Alyanak announced a Call to Action to Vote

4a. PROPERTY OWNER COMMENTS

- a. Property owners made comments and asked various questions and the Board responded

4b. GENERAL MANAGER'S REPORT

- a. Dan Pike introduced Richard Davis
- b. In lieu of the General Manager's Report, SVCA Attorney, Richard Davis, provided perspective on his role and some legal issues that SVCA is facing
 - i. Clarification of SVCA's legal counsel's role
 - ii. Addressed issues with Records Request
 - iii. Addressed removal of the Dock
 - iv. Addressed the Transfer Fee
 - v. Addressed concerns regarding the invoices for legal work for the Board
 - vi. Addressed the purchase of the Sun-Mark property

6. CONTINUING BUSINESS

- a. Guardian Security Contract Amendment
 - i. Rich Johnson recommended the Board approve to increase the Guardian Contract amount by \$10,285.79 from the CRRRF Fund and by \$155.00 per month for the service portion from Operations
 - ii. Board discussion occurred

MOTION TO: Approve to increase the Guardian Security contract amount by \$10,285.79 to be funded from the CRRRF Account and by \$155.00 per month for the service portion from the Operations

MOTION BY: Director Tischleder SECONDED BY: Director Shahan
APPROVED: X NOT APPROVED: _____ Tabled: _____ DIED: _____
IN FAVOR: Unanimous
AGAINST: None ABSTAINED: None


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- 7. **NEW BUSINESS**
 - a. N&E Manual Amendment
 - i. N&E Manual Amendment to Clarify Required Elements on Petitions – Item removed from Agenda

- 8. **ADJOURNMENT**
 - a. The meeting adjourned at 8:54 PM

MOTION TO: Adjourn.

MOTION BY: Director Tischleder SECONDED BY: Director Bowens
APPROVED: X NOT APPROVED: _____ TABLED: _____ DIED: _____
IN FAVOR: Unanimous
AGAINST: None ABSTAINED: None

Approved by:  _____
 Brian Cope, Secretary

*Meeting agenda included two items for Item 4 and is differentiated into Item 4a and Item 4b.