

1 **BOARD OF DIRECTORS BUSINESS MEETING MINUTES**

2
3 **ASSOCIATION NAME:** Sudden Valley Community Association
4 **DATE AND LOCATION:** Thursday, September 1, 2022 [Remote Meeting]
5 **CALLED TO ORDER AT:** 7:04 PM
6 **AUDIENCE MEMBERS:** Not Recorded
7

8 **BOARD MEMBERS PRESENT:**

1. Andrew Tischleder	4. Sam Shahan	5. Taimi Van de Polder	7.
2. Sonia Voldt	3. Nancy Alyanak	6. Morgan Libby	8.

9
10 **BOARD MEMBERS ABSENT:** Joshua Bowens; *excused*, Brian Cope; *excused*, Kanu Sharma;
11 *excused*, Sandi Mitchell, *excused*.

12
13 **STAFF MEMBERS:** Jo Anne Jensen, *Operations Manager*; Jon Kaer, *Technology Administrator*
14

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

17
18 **1. ADOPTION OF AGENDA**

19
20 **MOTION TO:** Adopt the Agenda

21
22 **MOTION BY:** Director Tischleder **SECONDED BY:** Director Voldt
23 **APPROVED:** X **NOT APPROVED:** **TABLED:** **DIED:**
24 **IN FAVOR:** Unanimous
25 **AGAINST:** None **ABSTAINED:** None
26

27 **2. ANNOUNCEMENTS**

- 28 a. Director Tischleder announced Jo Anne Jensen is the new Operations Manager
 - 29 i. Jo Anne Jensen introduced herself and discussed her background
- 30 b. Director Alyanak announced a reminder that Tuesday at 4:30 is the deadline to get your
 - 31 hardcopy signed application into the Admin office for a Board of Directors seat
- 32 c. Joel Heverling announced the Property Transfer Fee Refund Program is live
 - 33 i. The main portal is on the website
 - 34 ii. There is an announcement on the website and an announcement will be coming
 - 35 out in The Views
 - 36 iii. The deadline for filing is September 30th
 - 37 iv. You want to have your final closing statement, state-issued ID, and division and
 - 38 lot number

39
40 **3. PROPERTY OWNER COMMENTS**

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

42
43 **4. FINANCIAL REPORT**

- 44 a. Joel Heverling presented the June 2022 Financial Reports

- 47 **5. NEW BUSINESS**
48 a. Draft Reserve Study
49 i. Joel Heverling presented proposed changes to the Draft Reserve Study
50 ii. Board discussion occurred
51 b. 2022 SGM – Certification of Results
52 i. Director Alyanak presented the results of the 2022 SGM
53 ii. Board discussion occurred
54

55 **MOTION TO:** Approve the SGM Certification Report dated August 13th
56

57 MOTION BY: Director Alyanak SECONDED BY: Director Libby
58 APPROVED: X NOT APPROVED: _____ TABLED: _____ DIED: _____
59 IN FAVOR: Unanimous
60 AGAINST: None ABSTAINED: None
61

- 62 c. N&E Manual – Petition Process Addendum
63 i. Director Alyanak presented the N&E Manual Addendum
64 ii. Board discussion occurred
65

66 **MOTION TO:** Approve putting the petition process addendum as Addendum D in the back of the N&E
67 Manual
68

69 MOTION BY: Director Alyanak SECONDED BY: Director Shahan
70 APPROVED: X NOT APPROVED: _____ TABLED: _____ DIED: _____
71 IN FAVOR: Unanimous
72 AGAINST: None ABSTAINED: None
73

- 74 d. Capital Request – Roadside Mower Replacement
75 i. Director Tischleder presented the Capital Request from maintenance to replace
76 the roadside mower
77 ii. Board discussion occurred
78

79 **MOTION TO:** Approve the allocation of \$101,617.02 from the CRRRF for purchasing a new roadside
80 mower with attachments and the sale of existing unit through consignment at the tractor dealership
81

82 MOTION BY: Director Tischleder SECONDED BY: Director Shahan
83 APPROVED: X NOT APPROVED: _____ TABLED: _____ DIED: _____
84 IN FAVOR: Unanimous
85 AGAINST: None ABSTAINED: None
86

87 **MOTION TO:** Request staff to bring back a training program to ensure staff has the abilities and skills
88 needed to run this piece of equipment
89

90 MOTION BY: Director Tischleder SECONDED BY: Director Voldt
91 APPROVED: X NOT APPROVED: _____ TABLED: _____ DIED: _____
92 IN FAVOR: Unanimous
93 AGAINST: None ABSTAINED: None
94

- 95 e. Proposed Bylaw Amendment
96 i. Director Voldt presented the proposed Bylaw amendment
97 ii. Board discussion occurred
98

99 **MOTION TO:** Draft, with legal counsel's support, a bylaw amendment for requiring a vote of the
100 membership to sell non-trust lands and bring it back to the next [INAUDIBLE]

101
102 MOTION BY: Director Tischleder SECONDED BY: Director Shahan
103 APPROVED: X NOT APPROVED: _____ TABLED: _____ DIED: _____
104 IN FAVOR: Unanimous
105 AGAINST: None ABSTAINED: None
106

107 **MOTION TO:** Work on drafting a bylaw amendment to require petitions to have a Sudden Valley
108 member representative when they're submitted

109
110 MOTION BY: Director Tischleder SECONDED BY: Director Shahan
111 APPROVED: X NOT APPROVED: _____ TABLED: _____ DIED: _____
112 IN FAVOR: Unanimous
113 AGAINST: None ABSTAINED: None
114

115 **6. ADJOURNMENT**

- 116 a. The meeting adjourned at 8:43 PM
117

118 **MOTION TO:** Adjourn.

119
120 MOTION BY: Director Tischleder SECONDED BY: Director Shahan
121 APPROVED: X NOT APPROVED: _____ TABLED: _____ DIED: _____
122 IN FAVOR: Unanimous
123 AGAINST: None ABSTAINED: None
124

125
126 Approved by: 
127 Brian Cope, Secretary