



**Sudden Valley Community Association
NOTICE OF ANNUAL GENERAL MEETING
November 7, 2015 - 1:00 PM - Dance Barn**

Notice is hereby given that the Annual General Meeting of the Sudden Valley Community Association, hereinafter referred to as the SVCA, will be held at the Dance Barn located within Sudden Valley on Saturday, the 7th of November, 2015 at 1:00 PM, the purpose of which shall be to conduct Association business.

AGENDA

- I. Call to Order
- II. Introduction of Parliamentarian
- III. Certificate of Quorum
- IV. Proof of Notice of Annual Meeting
- V. Election of the Board of Directors:
 - a. Introduction of Candidates with Two-Minute Presentations
 - b. Voting Process
- VI. Election of the N&E Committee Members:
 - a. Introduction of Candidates with Two Minute Presentations
 - b. Voting Process
- VII. Election of the ACC Committee Members:
 - a. Introduction of Candidates with Two Minute Presentations
 - b. Voting Process
- VIII. New Business:
 1. Shall the SVCA's 2016 Annual Consolidated and Optional Dues Measures Budget of \$4,731,567 be approved or rejected?
 - a. Presentation of Budget by the Treasurer
 - b. Discussion*
 - c. Voting Process
 2. Shall the SVCA's Annual Dues for 2016 be set at \$1,062.20 per developed lot, and \$891.84 per undeveloped lot to support the budget in Measure 1?
 - a. Discussion*
 - b. Voting Process
 3. Shall the SVCA's Annual Dues for 2016 be increased by \$84.96 annually for developed lots and undeveloped lots ALIKE, to fund the optional program of Vegetation Control & Rainwater Management?
 - a. Discussion*
 - b. Voting Process

See Next Page

4. Shall the SVCA's Annual Dues for 2016 be increased by \$67.32 annually for developed lots ONLY, to fund the optional program of Parks & Common Grounds Maintenance?
 - a. Discussion*
 - b. Voting Process

5. Shall the SVCA's Annual Dues for 2016 be increased by \$22.92 annually for developed lots ONLY, to the fund the optional program of Pools & Recreation?
 - a. Discussion*
 - b. Voting Process

- A. Shall all of the SVCA Bylaws be amended to correct longstanding errors of typing, spelling, punctuation, quotation from earlier Bylaws, quotation from the Washington State RCWs, capitalization, consistent formatting and consistent use of existing Bylaw terminology?
 - a. Discussion*
 - b. Voting Process

- B. Shall Article III, Part C, Section 19 of the SVCA Bylaws be shortened by removing duplicative language, clarifying and organizing the remaining language, and making no substantive change?
 - a. Discussion*
 - b. Voting Process

- C. Shall Article VI, Section 6 of the SVCA Bylaws be shortened by removing duplicative language and clarifying the remaining language, while making no substantive change?
 - a. Discussion*
 - b. Voting Process

- D. Shall Article III, Part C, Sections 18 and 19 of the SVCA Bylaws be amended to clarify that "proper" purposes for borrowing funds, and for levying assessments, are only for "Association" purposes (including the repayment of any necessary, related loans)?
 - a. Discussion*
 - b. Voting Process

- E. Shall Article VI, Section 6 of the SVCA Bylaws be amended to state that applications for lot consolidation are paid by a year of advance dues and assessments, and current special assessments, for each lot to be lost (rather than only one lot)?
 - a. Discussion*
 - b. Voting Process

- F. Shall Article I, Section 1 of the SVCA Bylaws be amended by removing the reference to "convenience" of the location in setting meetings?
 - a. Discussion*
 - b. Voting Process

See Next Page

- G. Shall the following 4 locations of the SVCA Bylaws:
Article I, Section 2, Paragraph (f),
Article III, Part A, Sections 3 and 8, and
Article IV, Section 7
be amended to reflect that officers and elected committee members are only responsible for ensuring that their respective duties be appropriately performed by overseeing staff in the accomplishment of those duties, rather than by personally performing them as is currently written?
- a. Discussion*
 - b. Voting Process
- H. Shall the following portions of the SVCA Bylaws:
Article III, Part A, Sections 1, 11 and 12
be amended (and more logically reorganized) to clarify that Directors may, only if necessary, attend Board meetings, and vote, by telepresence, such as by video-conference or Skype?
- a. Discussion*
 - b. Voting Process
- I. Shall Article III, Part A, Section 6 of the SVCA Bylaws be amended to reflect the already established fact that the Board may not be able to fill a Board vacancy within sixty days?
- a. Discussion*
 - b. Voting Process
- J. Shall the following portions of the SVCA Bylaws:
Article III, Part C, Section 22, and
Article V, Section 2, Paragraph (c)
be amended to require that reasonable notice be provided, whether pursuant to regular ACC requests or investigation of rule violations, before the Board or staff may visit properties?
- a. Discussion*
 - b. Voting Process
- K. Shall Article IV, Section 7 of the SVCA Bylaws be amended to clarify that only officers can sign Association checks, eliminating the need for a special Board resolution each year to name such signers?
- a. Discussion*
 - b. Voting Process
- L. Shall Article V, Section 1, Paragraph (a), Subparagraphs (ii) and (iii) of the SVCA Bylaws be amended to clarify that committees should normally publish agendas for their meeting and that their quorums are to be established pursuant to Robert's Rules of Order, if not by the Board?
- a. Discussion*
 - b. Voting Process
- M. Shall Article V, Section 1, Paragraph (b) of the SVCA Bylaws be amended (and more logically reorganized) to provide a process and standard whereby committees may have members removed?
- a. Discussion*
 - b. Voting Process

See Next Page

- N. Shall Article V, Section 5 of the SVCA Bylaws be amended to clarify and explicitly state the limitations of Executive Committee authority—and of its size, given the number of Directors constituting a quorum?
 - a. Discussion*
 - b. Voting Process
- O. Shall Article V, Section 6 of the SVCA Bylaws be amended and reorganized to clarify and better state the actual Appeals Committee practices and processes?
 - a. Discussion*
 - b. Voting Process
- P. Shall Article V of the SVCA Bylaws be amended by adding a new Section 8 creating a permanent Long Range Planning Committee to create and modify long range, strategic plans for the Association, working with the Board and Finance Committee in both the creation and implementation of such plans?
 - a. Discussion*
 - b. Voting Process
- Q. Shall Article VI, Section 2 of the SVCA Bylaws be amended to be consistent with Section III.B.13, making it clear that the same, already applicable, RCW requirement (64.38.035[4]) applies consistently in all cases?
 - a. Discussion*
 - b. Voting Process
- R. Shall Article VI, Section 4 of the SVCA Bylaws be amended to clarify that there must be a separate and independent professional interest between the Association's auditors and the Association, as represented by its Board?
 - a. Discussion*
 - b. Voting Process

- IX. Committee Reports
 - a. ACC
 - b. Long Range Planning
 - c. Emergency Preparedness
 - d. Communications

- X. President's Report
- XI. Treasurer's Report
- XII. Managing Director's Report
- XIII. Property Owner Comments*
- XIV. Election Results/Announcements
- XV. Adjournment

*In order to give all members who wish to speak an opportunity to do so, individual comments may be limited by the Presiding Officer to no more than 3 minutes in duration.