

1 **SUDDEN VALLEY COMMUNITY ASSOCIATION**
2 **ANNUAL GENERAL MEETING MINUTES**
3 **NOVEMBER 1, 2014**
4 **SVCA DANCE BARN**
5 **1:00PM**
6

7 **IN ATTENDANCE:**

8 Larry Brown, President; Carol Bauman, Vice President; David Narsico, Secretary; George Shaffner,
9 Treasurer, Melissa Lange, Carol Houlton, Leslie McRoberts, N&E Chair; Jo Jean Kos, ACC Chair.

10
11 **EMB STAFF:**

12 Morgan Buscher, Interim General Manager; Michelle Miller, Accounting Manager; Stacy McDonald-
13 Flores, Executive Assistant to the GM; Amanda Becker, Administrative Specialist; Gil Martinez,
14 Accounting; Susan Tichelaar, Accounting; Ben Kirkendall, Maintenance; Daniel Debay, Security;
15 John McIntosh, Security
16

17 **SUDDEN VALLEY STAFF:**

18 Mitch Waterman, Interim Managing Director
19

20 **PARLIAMENTARIAN:**

21 Ann McCartney, PHD
22

23 **COMMUNITY MEMBERS: 70**
24

25 **I. CALL TO ORDER**

26 The meeting was called to order by President Brown at 1:08pm.

27 **II. INTRODUCTION OF PARLIAMENTARIAN**

- 28 A. President Brown thanked the departing Board members: Tammy Woodin
29 and Tom Doll.
30 B. President Brown explained that the meeting of the General Membership is not a
31 Board of Directors meeting. The Board members are attending as residents
32 unless giving a report or responding to a question and the President serves only
33 as the presiding officer of the meeting.
34 C. President Brown introduced the Parliamentarian, Ann McCartney, who will be
35 acting in accordance with SVCA bylaws and Roberts Rules of Order.

36 **III. CERTIFICATE OF QUORUM**

- 37 A. Secretary Narsico announced that the minimum requirements for quorum were
38 met by the presence of at least 50 members as of 1:07 PM.

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

- 40 A. Secretary Narsico announced that the notice of the Annual Meeting addressed to
41 all members at the address on record at the Association Administration Office
42 was placed in the mail no later than October 2, 2014.

- 43 B. There were no corrections made to the minutes from the 2013 Annual General
44 meeting. President Brown appointed the Board to be the Minutes Approval
45 Committee for this Annual Meeting, and the minutes were approved.
46 C. Based on the length of the agenda, number of people present, and differences in
47 opinion on issues, Secretary Narsico read the rules of debate and time limits.

48 **V. ELECTION OF THE BOARD OF DIRECTORS**

- 49 A. President Brown announced that there are three open positions, each serving 3-
50 year terms.
51 B. President Brown introduced the two candidates: Mike D'Angelo and Leslie
52 McRoberts.
53 C. President Brown noted that there will be no nominations from the floor and that
54 the names of the candidates were submitted 60 days in advance prior to the
55 Annual Meeting in accordance with the Bylaws. Each candidate was invited to
56 the podium to speak for a maximum of two minutes.

57 **VI. ELECTION OF THE N&E COMMITTEE MEMBERS**

- 58 A. President Brown announced that there are five open positions, and that
59 there were no candidates this year for Nominations and Elections. Members
60 of the committee will continue to serve until their successors have been
61 elected at an annual or special meeting.

62 **VII. NEW BUSINESS**

- 63 A. **Measure No. 1:** Shall the SVCA's 2015 Annual Consolidated Budget of
64 \$3,786,157 be approved or rejected, as fully set forth in the Explanation and
65 Summary?
66 i. The measure was brought forward for discussion.
67 ii. Voting instructions followed.
68 B. **Measure No. 2:** Shall the SVCA's Annual Dues for 2015 be set at \$832.80 per
69 developed lot and \$720.60 per undeveloped lot, as fully set forth in the
70 Explanation and Summary?
71 i. The measure was brought forward for discussion.
72 ii. Voting instructions followed.
73 C. **Measure No. 3:** Shall the Bylaws be amended at Article III, Part A, Section 3(a)
74 as fully described by the proposal for "Clarification of Process for Candidate
75 Solicitation" as fully set forth in the Explanation and Summary.
76 i. The measure was brought forward for discussion.
77 ii. Voting instructions followed.
78 D. **Measure No. 4:** Shall the Bylaws be amended at Article III, Part A, Section 3(b)
79 as fully described by the proposal for "Clarification of Requirements for
80 Candidate Applications" as fully set forth in the Explanation and Summary.
81 i. The measure was brought forward for discussion.
82 ii. Voting instructions followed.
83 E. **Measure No. 5:** Shall the Bylaws be amended at Article V, Section 2 (with
84 conforming changes to II.7.(b), III.A.3.(f)&(g), and V.3.(c)&(h)&(k)) as fully
85 described by the proposal for "Change to Choose ACC Members by Voting" as
86 fully set forth in the Explanation and Summary?
87 i. The measure was brought forward for discussion.

- 88 ii. Voting instructions followed.
89 F. **Measure No. 6:** Shall the Bylaws be amended at Article VI, Section 6 as fully
90 described by the proposal for “Addition of Power to Waive Lot Joinder Fees” as
91 fully set forth in the Explanation and Summary?
92 i. The measure was brought forward for discussion.
93 ii. Voting instructions followed.

94 **VIII. COMMITTEE REPORTS**

- 95 **A. Architectural Control Committee-** Committee Co-chair, Bruce Sterling,
96 presented the ACC Committee Report (attached).
97 **B. Communications Committee-** Committee Chair, David Narsico, presented the
98 Communications Committee Report (attached).
99 **C. Document Review Committee-** Committee Chair, Larry Brown, presented the
100 Document Review Committee Report (attached).
101 **D. Emergency Preparedness Committee-** Committee Chair, Carol Houlton,
102 presented the Emergency Preparedness Committee Report (attached).
103 **E. Nominations and Elections Committee-** Committee Chair, Leslie McRoberts,
104 presented the Nominations and Elections Committee Report (attached).

105 **IX. PRESIDENT’S REPORT**

- 106 A. President Brown gave a report about the accomplishments of the Board this
107 year (full report attached).

108 **X. TREASURER’S REPORT**

- 109 A. SVCA Treasurer and Finance Committee Chair George Shaffner presented his
110 report on the financial accomplishments of the association and Finance
111 Committee (attached).

112 **XI. INTERIM MANAGING DIRECTOR’S REPORT**

- 113 A. Interim Managing Director Waterman gave a report about his plans and goals
114 for Sudden Valley going forward (full report attached).

115 **XII. PROPERTY OWNER’S COMMENTS**

- 116 A. Comments made, in summary:
117 i. Member recognized efforts of Interim Managing Director Waterman and
118 look forward to working with him in the future.
119 ii. Member expressed concern with less than 1/3 of the owners in Sudden
120 Valley voting.
121 iii. Member expressed concern with the gate posters having the incorrect
122 registration ending time.
123 iv. There were multiple comments and expressed thanks on the great job
124 the board has done.
125 v. Member questioned the decline in water fowl and if there is a plan to
126 remove them from the lakes.
127 vi. Member questioned the quality of the drinking water in Sudden Valley.

128 **XIII. ELECTIONS RESULTS/ANNOUNCEMENTS**

129 **Board Candidate Election Results (3-year terms)**

- 130 ***i. Mike D’Angelo - 508***
131 ***ii. Leslie McRoberts - 560***

132 **N&E Candidate Election Results (2-year term)**

133 ***i. No Candidates***

134 **Measure Results**

135 **A. Measure No. 1:** Shall the SVCA's 2015 Annual Consolidated Budget of
136 \$3,786,157 be approved or rejected, as fully set forth in the Explanation and
137 Summary?

138 i. Approved- 626

139 ii. Rejected- 198

140 iii. (Number needed to reject the budget: 1,604)

141 **iv. Measure approved**

142 **B. Measure No. 2:** Shall the SVCA's Annual Dues for 2015 be set at \$832.80 per
143 developed lot and \$720.60 per undeveloped lot as fully set forth in the
144 Explanation and Summary?

145 i. Approved- 514, 63.9%

146 ii. Rejected- 290, 36.1%

147 iii. (Measure passes if approved by 60% of members voting by mail-in
148 ballot or in person)

149 **iv. Measure approved**

150 **C. Measure No. 3:** Shall the Bylaws be amended at Article III, Part A, Section
151 3(a) as fully described by the proposal for "Clarification for Candidate
152 Solicitation" as fully set forth in the Explanation and Summary?

153 i. Approved- 669, 85.9%

154 ii. Rejected 110, 14.1%

155 **iii.** (Measure is adopted if approved by 66.7% of members voting by
156 mail-in ballot or in person)

157 **iv. Measure approved**

158 **D. Measure No. 4:** Shall the Bylaws be amended at Article III, Part A, Section
159 3(b) as fully described by the proposal for "Clarification of Process for
160 Candidate Solicitation" as fully set forth in the Explanation and Summary?

161 i. Approved- 671, 86.0%

162 ii. Rejected- 109, 14.0%

163 **iii.** (Measure is adopted if approved by 66.7% of members voting by
164 mail-in ballot or in person)

165 **iv. Measure approved**

166 **E. Measure No. 5:** Shall the Bylaws be amended at Article V, Section 2 (with
167 conforming changes to II.7.(b), III.A.3.(f)&(g), and V.3.(c)&(h)&(k)) as fully
168 described by the proposal for "Change to Choose ACC Members by Voting" as
169 fully set forth in the Explanation and Summary?

170 i. Approved- 573, 73.5%

171 ii. Rejected- 207, 26.5%

172 **iii.** (Measure is adopted if approved by 66.7% of members voting by
173 mail-in ballot or in person)

174 **iv. Measure approved**

175 **F. Measure No. 6:** Shall the Bylaws be amended at Article VI, Section 6, as fully
176 described by the proposal for "Addition of Power to Waive Lot Joinder Fees"
177 as fully set forth in the Explanation and Summary?

178 i. Approved- 580, 73.9%

179 ii. Rejected- 205, 26.1%

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iii. (Measure is adopted if approved by 66.7% of members voting by mail-in ballot or in person)

iv. **Measure approved**

XIV. ADJOURNMENT

President Brown adjourned the meeting at 3:40PM.

DRAFT