

1 **BOARD OF DIRECTORS BUSINESS MEETING MINUTES**

2  
3 **ASSOCIATION NAME:** Sudden Valley Community Association  
4 **DATE AND LOCATION:** Thursday, October 27, 2022 [Remote Meeting]  
5 **CALLED TO ORDER AT:** 7:03 pm  
6 **AUDIENCE MEMBERS:** Not Recorded

7  
8 **BOARD MEMBERS PRESENT:**

1. Andrew Tischleder	4. Morgan Libby	7. Nancy Alyanak	10.
2. Sonia Voldt	5. Sandi Mitchell	8. Keith McLean	11.
3. Brian Cope	6. Sam Shahan	9.	12.

9  
10 **BOARD MEMBERS ABSENT:** Taimi Van der Polder, Kanu Sharma

11  
12 **STAFF MEMBERS:** Jo Anne Jensen, *General Manager*; Jon Kaer, *Technology Administrator*; Joel  
13 Heverling, *Accounting Manager*

14  
15 **This meeting was opened with an affirmation of SVCA’s Land Acknowledgement and Anti-Racism**  
16 **Statements.**

17  
18 **Item 1) ADOPTION OF AGENDA**

19 **1a.** The agenda was adopted

20  
21 **MOTION TO:** Adopt the agenda and approve.

22  
23 MOTION BY: Director Voldt SECONDED BY: Director Cope  
24 APPROVED: X NOT APPROVED: \_\_\_\_\_ TABLED: \_\_\_\_\_ DIED: \_\_\_\_\_  
25 IN FAVOR: Unanimous  
26 AGAINST: None. ABSTAINED: None

27  
28 **Item 2) CONSENT AGENDA**

29 **2a. APPROVAL OF MINUTES**

30  
31 **MOTION TO:** Approve the Minutes

32  
33 MOTION BY: Director Tischleder SECONDED BY: Director Voldt  
34 APPROVED: X NOT APPROVED: \_\_\_\_\_ TABLED: \_\_\_\_\_ DIED: \_\_\_\_\_  
35 IN FAVOR: Unanimous  
36 AGAINST: None. ABSTAINED: None

37  
38 **Item 3) ANNOUNCEMENTS**

39 **2b.** Nancy Alyanak presented information about ballots for the AGM;  
40 **2b i.** Location of drop box and mailbox at the old Admin location

41  
42 **Item 4) PROPERTY OWNER COMMENTS & BOARD RESPONSES**

43 Property Owners asked various questions and the Board responded.

45 **Item 5) CLOSED SESSION-PERSONNEL & LEGAL**

46  
47 **MOTION TO MOVE INTO CLOSED SESSION:**

48  
49 MOTION BY: Director Shahan SECONDED BY: Director Cope  
50 APPROVED: X NOT APPROVED: \_\_\_\_\_ TABLED: \_\_\_\_\_ DIED: \_\_\_\_\_  
51 IN FAVOR: Unanimous  
52 AGAINST: None. ABSTAINED: None

53  
54 **MOTION TO MOVE INTO OPEN SESSION:**

55  
56 MOTION BY: Director Shahan SECONDED BY: Director Cope  
57 APPROVED: X NOT APPROVED: \_\_\_\_\_ TABLED: \_\_\_\_\_ DIED: \_\_\_\_\_  
58 IN FAVOR: Unanimous  
59 AGAINST: None. ABSTAINED: None

60  
61 **MOTION FOR BOARD TO ACT AS A RESULT OF CLOSED SESSION**

62 **5a. Move for the Board of Directors release the attorney memo regarding the Department of**  
63 **Treasury ruling regarding the Transfer Fee Refund.**

64  
65 MOTION BY: Director Tischleder SECONDED BY: Director Cope  
66 APPROVED: X NOT APPROVED: \_\_\_\_\_ TABLED: \_\_\_\_\_ DIED: \_\_\_\_\_  
67 IN FAVOR: Unanimous  
68 AGAINST: None. ABSTAINED: None

69  
70 **Item 6) PROJECT UPDATES**

71 **6a. Jo Anne Jensen, GM, reported project updates including installation of the golf bridge,**  
72 **Clubhouse Kitchen construction being completed, remaining Clubhouse repairs**  
73 **planned for the week of October 31.**

74  
75 **Item 7) FINANCIAL REPORT**

76 **7a. August 2022 Financial Reports were presented by Accounting Manager, Joel Heverling.**

77  
78 **Item 8) NEW BUSINESS**

79 **8a. CAPITAL REQUEST-AREA Z MAINTENANCE FACILITY**

80 **8ai. Jo Anne Jensen, GM, presented request for funding the Area Z Maintenance**  
81 **Facility, and proposed remodel would bring building up to code and functionality.**  
82 **\$254,657.18**

83 **8a.ii. Motion that the BOD approve the allocation of \$254,657.18 from the CRRRF fund**  
84 **for the Area Maintenance Z facility remodel.**

85  
86 MOTION BY: Director Tischleder SECONDED BY: Director Cope  
87 APPROVED: X NOT APPROVED: \_\_\_\_\_ TABLED: \_\_\_\_\_ DIED: \_\_\_\_\_  
88 IN FAVOR: Unanimous  
89 AGAINST: None. ABSTAINED: None

90  
91  
92

