

**Sudden Valley Community Association
Board of Directors Meeting
Thursday, February 27, 2014
Adult Center
7:00 P.M.**

In Attendance:

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

Staff:

Jeff Schlaack, General Manager
Maxx Pugne, Administrative Specialist

Excused Absences:

Tom Doll
Mitch Waterman

Community Members: 10

I. Call to Order

The meeting was called to order at 7:03PM.

II. Roll Call

III. Adoption of Agenda

A. Board comments and Property Owner Comments moved to items V and VI.

IV. Announcements

A. February 27, 2014, The Emergency Preparedness Committee launched their Emergency Information System Broadcasts; it will provide Sudden Valley with emergency informational reports as well as weather. The Station will be operating year round and refreshed daily. Residents can tune in to 1610 AM on their radios.

B. March 29, 2014, The Communications Committee is honoring our fire fighters by hosting a Spaghetti Dinner. The event is being held in the Dance Barn starting 4:30pm. This event is free to the firefighters and their families, as well as, Sudden Valley residents. Kite building and Fire truck tours will be between the 4:30-5:30pm and dinner will begin at 5:30pm.

V. Property Owner Comments

A. Member commented about Mr. Moench's Martial Arts program in Sudden Valley; he expressed that it felt like the YMCA was forcing the program out.

He also said that he would like the program to remain in Sudden Valley to promote continuity with the residents.

- B. Member is also concerned about Mr. Moench's program and brought his son to show support. His son has been attending Mr. Moench's program for five years and would be saddened if the program was discontinued
- C. Member commented about Mr. Moench's program and how convenient it is to bring her daughter to the lessons. She would like Mr. Moench's Martial Arts program to remain a part of the community.
- D. Member commented that he agrees with the previous statements about Mr. Moench's program and would like the lessons to remain in Sudden Valley.
- E. Member is concerned about the impact of weather conditions within the community and stated that she is glad to see "Hazardous Trees" as one of the topics on the agenda. The member would like Sudden Valley to continue doing research on the trees in the community, so they can better assess the issue. She suggests that the Architectural Control Committee re-visit the policies to prevent any gray areas, so home owners can get a better understanding on the ACC guidelines.
- F. Member was concerned about the condition of some of the trees within Sudden Valley. She said the cracking of the trees made her nervous while commuting within the community.
- G. Member was concerned about the regulation of trees and the legal implications within the ACC. The member also commented about how an emergency vehicle struggled to get to a home in Sudden Valley. She said witnessing the event made her feel uneasy and she would like Sudden Valley assist in the issue.

VI. Board Comments

- A. President Brown commented about the covenants and how each division has a set of its own, it just depends on when it filed. He stated that the Document Review Committee is currently evaluating the issue and that it will take some time. President Brown also discussed the topic of Forest Management and how there is going to be a partnership with the city of Bellingham
- B. President Brown discussed the contract with the YMCA and how it conflicts with Mr. Moench's program. He said the contract states that Sudden Valley will not rent space or put on programs that will compete with YMCA programs. The YMCA determines whether a program that competes with theirs and therefore is out of the Board's jurisdiction.
- C. Director Lange discussed how she was in contact with Mr. Moench to see if she can assist him and assess the conflict. She said that it is not the Board's intention to force any community members out. The goal was to create more recreational activities for the entire community.

- D. GM Schlaack commented that he spoke with Mr. Powell (CEO of the Whatcom YMCA) on the subject of Mr. Moench's Martial Arts program. GM Schlaack stated that the YMCA will let Mr. Moench continue his program until the end of the school year, when they will then discuss the issue.

VII. Approval Of Minutes

The approval of minutes has been tabled.

VIII. Treasurer's Report and Voting as Necessary

- A. Treasurer Shaffner reported that as of March 5, 2014, the CRRRF and roads plan will be completed and he is in the process of developing a Reserve Strategy draft, which will be presented to the Finance Committee. Treasurer Shaffner stated the Golf Business Plan is being developed and will be presented on March, 5 2014 to the Finance Committee.

IX. Committee Reports and Voting as Necessary

A. Architectural Control

1. Committee Minutes for February 6, 2014, were accepted as submitted.
2. Committee Minutes for February 20, 2014, were accepted as submitted.

B. **Communications**

1. Committee Minutes for January 6, 2014, were accepted as submitted.
2. Committee Minutes for January 20, 2014, were accepted as submitted.
3. Committee Minutes for February 10, 2014, were accepted as submitted.
4. Communication Policy

Director McRoberts discussed the changes on the Communication Policy; she commented about the Sudden Valley Views which is currently being published by the Lynden Tribune and the website which is being administered by the Sudden Valley staff. Director McRoberts also commented on the community gate posters, she stated that there is too much information and visuals can be hard to read.

MOTION: Director McRoberts moved to accept the Communication Policy as written.

The motion was seconded for discussion and approved unanimously.

C. Document Review

The Document Review Committee will hold their meetings on the second Monday of each month.

MOTION: President Brown moved to approve Board members, Director Woodin, Director Houlton and himself to the committee as well as home owners, Mrs. Cahill and Mrs. Ratzke.

The motion was seconded and approved unanimously.

D. Emergency Preparedness

Director Houlton commented that the Emergency Preparedness Committee is working on a strategy to help Sudden Valley in the case of weather causing dangerous conditions. She also stated that she is working with Mr. Ralston (Sudden Valley Fire Chief) in any case of a fire emergency within Sudden Valley.

MOTION: Director Houlton moved to add Grace Shaffner to the Emergency Preparedness Committee.

The Motion was seconded and passed unanimously.

1. Committee Minutes for February 4, 2014, were accepted as submitted.

E. Nominations and Elections

1. Committee Minutes for January 24, 2014, were accepted as submitted.

2. 2014 Proposed Bylaw Changes

There was discussion on the 2014 Proposed Bylaw Changes and will be discussed after revision at a later date.

F. Strategic Planning

X. General Manager's Report

General Manager's Report Placeholder

GM Schlaack reported on the progress of C3 and stated that staff is now exercising work orders. He commented on the 2014 Goals, and said that the staff is currently on the right track, and that staff uses the goals as a benchmark. The Routine Preventive Maintenance Program will be presented to the Finance Committee at their next meeting; there will be a program for each facility. GM Schlaack also stated that he is going to work with the Communications Committee on notifying residents about blocking road ways.

MOTION: President Brown moved to give EMB the general directive to clear road ways during a weather emergency.

The motion was seconded for discussion and passed unanimously.

XI. Continuing Business and Voting as Necessary

XII. New Business and Voting as Necessary

A. Hazardous Trees

MOTION: President Brown moved to go to open closed session, the motion was seconded and passed by unanimously.

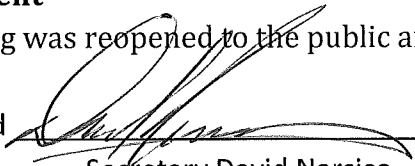
XIII. Closed Session Staff and Legal Matters

The meeting was adjourned to closed session at 8:55pm

XIV. Adjournment

The meeting was reopened to the public and adjourned at 10:15pm.

Board approved


Secretary David Narsico

Date

APRIL 10, 2014