



REGULAR SESSION OF THE BOARD OF DIRECTORS

Thursday, January 23, 2025

Minutes

DATE AND LOCATION: MULTIPURPOSE ROOM A

CALLED TO ORDER AT: 7:00 PM

AUDIENCE MEMBERS: Not Recorded

BOARD MEMBERS PRESENT:

1. Keith McLean	4. Laurie Robinson Excused	7. AJ Tischleder-Excused	10. Robb Gibbs- Excused
2. Taimi Van de Polder Excused	5. Tom Henning	8. Rick Asai	11. Daniel Rodriguez Excused
3. Linda Bradley	6. Ray Meador	9 Stu Mitchell	

ATTENDING:

Staff Members: Michael Bennet General Manager, Spencer Huston, IT.

Call to Order

President McLean called the meeting to order at 7:00 PM.

Land Acknowledgement and Anti-Racism Statement.

1. President called for motion to adopt the agenda.

Motion: Move to adopt the agenda.

Motion By: Director Bradley		Seconded By: Director Meador	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained	

2. Announcements.

2025 Marina Waitlist Information.

Board Attendance Letter from the President.

3. Property owner comments.

- Discussion regarding the soon to be decommissioned water tower in Gate 2 from members in the community.

4. Consent Agenda

Motion: To have the board accept the draft minutes of the 1/ 9/ 2025 board meeting as submitted.

Motion By: Director Bradley		Seconded By: Director McLean	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: 4	Against:	Abstained: 2	

Those abstaining were absent from the meeting.

5. Reports

5a. GM Report (Information included in agenda packet pages 5-9.)

5b. Committee Updates

- i. **Long Range Planning**-First meeting next week on Wednesday, January 29th at 6:30PM.
- ii. **Document Review Committee**-no activity. I still need the community volunteer for the committee. There are some policies from last year that we updated, that we had to wait to have removed until the new ACC policies were published officially. I need to work with Joel, which has to do with providing the board and the General Manager with current contracts according to policy.
- iii. **Safety Committee**-Meeting next Thursday at 3:00PM to get the ball rolling. Nothing else to report.

6b. Storm Recovery Update

6. Financial Report

November Financials 2024 (Pages 10-15)

8d. 2024 Audit Engagement Approval

Motion: Move that the Board of Directors authorize the GM and the Director of Finance, to engage Larson Gross Assurance for the 2024 SVCA Financial Audit at a base cost of \$37,500 for the fiscal year, ending December 31, 2024.

Motion By: Director McLean		Seconded By: Director Bradley	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: 5	Against:	Abstained: 1	

7. Continuing Business

7a. Storm Update-See Page 5 for updates on funds expended to date. Discussion regarding continued trees affected by the storm event.

7b. Barn 8 Update & Discussion (Pages 16-21) Additional information combining structural and remodeling costs combined for Barn 8. Pictures of current Austin Creek setback and the proposed increased setback and how this affects facilities in the Rec Corridor.

7c. Finance Committee and Long Range Planning-Member Appointments

- **Finance Committee Appointments**-Rick Gray, Mary Quinn, Rob Gibbs, and Kathy Hallet. All have been vetted and would like to have approved. Members approved by consensus.
- **Long Range Planning- Member Appointment** a member volunteer Elizabeth Huthert has been vetted. Member approved by consensus.

8. New Business

8a. Dept of Natural Resources Use Permit Renewal

Motion: The Board of Directors authorize the GM. To complete the joint aquatic resources, permit application with the swim beaches continuing to be open to the public.

Motion By: Director McLean		Seconded By Director Bradley	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

8b. Driveway Access Easement Draft Approval

Motion: Move that the Board of Directors authorize the GM to inform the property owners that SVCA approves their request to install and maintain the driveway surface gravel filled grid system. Provided the plan, materials and methods are reviewed and approved by SVCA Maintenance Manager, Mike Brock, and that the owners complete any applicable permits and applications

required. All expenses for installing and maintaining the driveway parcel in the future will be paid by the owners, who will benefit from this project, providing valid easements are in place.

Motion By: Director McLean		Seconded By Director Bradley	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: 5	Against: 1	Abstained:	

8c. Capital Request-Golf Maintenance Equipment

Motion: Move that the Board of Directors approve the allocation of \$16,400 plus tax from CRRRF for purchasing a new Turfcare material trailer

Motion By: Director McLean		Seconded By Director Bradley	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

8d. Audit Engagement Letter Approval – (See above after Financials)

8e. Short Term Rental (STR) Taskforce Resolution Approval

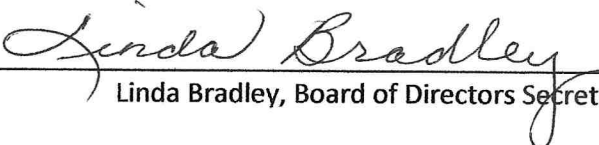
Motion: Recommend that the Board move forward with the motion to appoint the Sudden Valley STR Taskforce, composed of two (2) board members and six (6) community members. It is further recommended that the Board appoint community members, three (3) pro STRs and three (3) that oppose STRs. The Board will expect a report 90 days from the taskforce first meeting.

Motion By: Director McLean		Seconded By Director Bradley		
Approved: X	Not Approved:	Tabled:	Died:	
In Favor: Unanimous	Against:	Abstained:		

8f. SVCA Treasurer Vacancy Appointment

President McLean nominated Director Asai. There were no other nominations. Director Asai elected as Treasurer by Board consensus.

Adjourned 9:20 PM.

Approved by: 
Linda Bradley, Board of Directors Secretary