



Sudden Valley *Naturally!*

Date: November 11, 2025
To: Keith McLean, Vice President, SVCA Board of Directors
From: Rob Gibbs, Chair, 2025 Nominations & Elections
Subject: Certification AGM Held November 1, 2025

This report is presented pursuant to SVCA By-laws Article III, Section 3 (f) and the 2024 Nominations & Elections Committee Manual.

On 11/1/25 the N&E Committee performed a final canvass of election materials. Three (3) UniLect election representatives (Catherine Burkhart, Andrew Burkhart, and Jack Burkhart) and four (4) volunteer SVCA members (Lish Jamtaas, Cheryl Taylor, Gail Chiarello, and Diana McClean), one to two (1-2) N&E members (Rob Gibbs and/or Donn Jamtaas, and one (1) SVCA Admin staff person (Kyle Kaltenfeldt) were always in the counting room.

Summary:

- 3025 ballots mailed (Postage statements attached)
- 1084 ballots were counted, comprised of:
 - 492 Mail in ballots (US and Outside US)
 - 363 Dropped-off SVCA Ballot Box Ballots
 - 18 voted the day of the AGM
 - 221 E-ballots
- 62 ballots were not counted, comprising:
 - 1 ballots were returned late
 - 4 ballots had no signature
 - 6 ballots were “secrecy only,” i.e., lacked the pink identifying envelope
 - 50 ballots were returned as undeliverable
 - 1 ballots were invalid (owner discrepancies)

A total of 25 replacement ballots were issued.

Candidates

There were four (4) candidates for the three (3) open Board positions. The elected candidates are:

Candidate	No. of Votes	Term
Sean Chaffee	749	3
Jean Maixner	729	3
Joseph Adams	613	3

There was one (1) candidate for the five (5) open ACC positions. The elected candidate is:

Candidate	No. of Votes	Term
Terry Niblack	845	3

There were no candidates for the 4 open N&E positions.

Ballot Measures

Measure #1 Budget Approved-474** Rejected-601

The result of the vote on this measure was determined by Washington State Law (RCW 64.90.525) which provides that the budget is ratified if it is not rejected by owners holding a majority of votes in the Association.

Current total number of owners 3,116. Rejection threshold: 1,559 votes needed to reject.

** Approved Measure

Measure #2 Bylaw Amendment Approved-773** Rejected-293

Requires approval by two thirds of the members voting by mail in ballot or in person per SVCA bylaws Article VI Section 5.

**73% Approved Measure

2025 Voting Issues: There are no issues of concern to report by the Nominations and Elections committee (N&E). A measure to improve the voting process was put in place by both the N&E committee and the General Manager (GM). The option for members to vote utilizing an electronic ballot was implemented and supported by our election services provider. It is recommended that we follow this practice again next year. The association continued to use a larger mailer envelope with a window and there were a little over one hundred (100) more votes submitted this year than last. The N&E committee should attempt to gather data to track a trend. The association utilized AMS as a local printer/mailor subcontractor to Unilect. Both Unilect and the N&E committee believe that this continues to be an improvement. The N&E committee hosted two (2) candidate forums with prepared questions and one (1) meet and greet for members to interact and ask their own questions. The feedback from the candidates and N&E committee is that there should be more opportunity for members to ask their questions and have more one-on one time. The committee will plan to implement this feedback as an opportunity for improvement. It is suggested that we request a proposal from Unilect to start the signing of a possible contract sooner than later. We could possibly request additional proposals from other companies, but it has been determined that many of these companies did not submit a proposal in the past. There is value in continuing to work with contractors that perform well, and the committee feels strongly that Unilect provides a great service to our community. Therefore, the N&E committee also strongly suggest that we enter a contract with the new parliamentarian too.

Respectfully Submitted,

Rob Gibbs
2025 Chair, Nominations and Elections Committee

Attachments

1. UniLect “Gold Seal” Document
2. UniLect USPS Postage Statements
3. Unilect Photo Canadian Ballots mailed

Sudden Valley Community Association AGM Election

Accumulated Results

Date of Tabulation: November 1, 2025

Total Ballots Counted: 1084



Measure 1 (Budget) - Vote for one

Response	Frequency	Valid Percent
Reject	601	55.91
Approve	474	44.09
Total Valid	1075	100.00
No Response (Undervotes)	9	
Total	1084	

Measure 2 (Bylaw Amendment) - Vote for one

Response	Frequency	Valid Percent
Yes	773	72.51
No	293	27.49
Total Valid	1066	100.00
No Response (Undervotes)	18	
Total	1084	

Board of Directors - Choose no more than 3

Response	Frequency	Valid Percent
Sean Chaffee	749	74.09
Jean Maixner	729	72.11
Joseph Adams	613	60.63
Linda Bradley	477	47.18
Total Valid	1011	100.00
No Response (Undervotes)	72	
Multiple Responses (Overvotes)	1	
Total	1084	

ACC Committee - Choose no more than 1

Response	Frequency	Valid Percent
Terry Niblack	845	100.00
Total Valid	845	100.00
No Response (Undervotes)	239	
Total	1084	

 Michael Wadsworth  Robert G. Selle

DanFoss Couriers & Freight

WAYBILL

Terms & Conditions: DanFossCouriers.ca

Tracking #: 3058156

Submitted: 9/19/2025 12:24:13 PM

From:
AMS (Automated Mailing Services)
Dave
880 Grant Ave
Blaine, Washington 98230
USA
(360) 332-2500

To:
ARCTERYX C/O WHITE ROCK
COURIER
1588 DERWENT WAY
101
Delta, BC

Northbound

Description:

BALLOTS FOR MAILING OUT UNDER CANADA POST

**91 BALLOTS DELIVERED TO CANADA POST
7101A 120ST DELTA, BC, V4E2B1 ON SEPTEMBER 22ND**

Quantity: 1
Weight: 15

Reference #:

Waybill Number: 3058156

Declared value: 0

Shipper: CREDIT CARD WR
Requested By UNILECT

Tracking/Order Number:



3058156

COLLECTION

DELIVERY

Driver: Satwinder Khatra

Driver: RePinder

Date & Time: 9/19/2025 2:46:07 PM

Date & Time: 9/22/2025 9:00:36 AM

Time In: _____ Time Out: _____

Time In: _____ Time Out: _____

Received from: _____

Delivered to: CANADA POST

PTG

PTG

Modified Jun 6 2025



INVOICE

White Rock Courier Ltd.
101-1588 Derwent Way
Delta, BC
V3M 6Z7
GST# 131885089RT0001

Invoice number: **607918**
Invoice date: **9/25/2025**
Account #: **WR-203852**
Due date: **9/25/2025**

Bill to:

CREDIT CARD WR
CALLED IN ORDER
,

Subtotal:	\$160.00
FSC:	\$41.00
GST:	\$0.00
Total due:	\$201.00

Order	Date	Reference	Waybill#	Signed By	Weight (Lbs)	# of Pieces	Service	Charges
3058156	09/19/25		3058156	DELIVERED TO CANADA POST	15	1	Northbound	Total \$201.00
		Pickup: AMS (Automated Mailing Services), 880 Grant Ave , , Blaine, Washington, 98230						Subtotal \$100.00
		Delivery: WHITE ROCK COURIER, 1588 DERWENT WAY, 101, Delta, BC,						WR CC FSC \$41.00 BROKER FEE \$60.00

Billing Notes:

Misc \$0.00

Jordan Freeman

Unilect – SVA Election Mailing 2025

Internal WO# 345108

AMS mailed 5 international pieces on 9/24 at the value of \$3.40 USD. We can confirm they were handed off to the post office on this date with full value postage.

N. Jordan Freeman

Estimator & Project Manager

360.332.2500 | ams-print.com

880 Grant Avenue | Blaine, WA 98230



United States Postal Service
**Postage Statement — First-Class Mail and
 USPS Ground Advantage**

		Comments: SVA Election Mailer 2025		Post Office: Note Mail Arrival Date & Time (Do Not Round-Stamp)			
MAILER	Permit Holder's Name and Address and Email Address, if Any	Telephone (360)-332-2500 Extension	Name and Address of Mailing Agent (<i>If other than permit holder</i>)	Telephone (360)-332-2500 Extension	Name and Address of Mail Owner (<i>If other than permit holder</i>)		
	AMS-Automated Mailing Services 880 Grant Ave Blaine WA 98230-9998	AMS-Automated Mailing Services 880 Grant Ave Blaine WA 98230-9998	laura@amsdirectnw.com	laura@amsdirectnw.com	UniLect Election Services PO BOX 171 Pacific Palisades CA 90272-0171		
	laura@amsdirectnw.com EPS Cust. Ref. No. CRID 2798771		CRID 2798771		CRID 48642559		
MAILING	Post Office of Mailing Blaine WA 982309998		Mailer's Mailing Date 09/24/2025	Federal Agency Cost Code 345108	Permit # 106		
	Type of Postage [X] Permit Imprint [] Precanceled Stamps [] Metered	Processing Category [X] Letters [] Flats [] Parcels	For Mail Enclosed Within Another Class [] Marketing Mail [] Bound Printed Matter [] Library Mail [] Periodicals [] Media Mail	Weight of a Single Piece 0.1150 pounds	SSF Transaction ID# Hold For Pickup (HFPU) No. of Pieces		
	Move Update Method [] ASE [X] NCOALink [] ACS [] Alternative Method	[] Multiple [] OneCode ACS [] n/a Alternative Address Format	Comb Mailing/Discount [] Single Class [] SCF Pallet Discount	Total Pieces 3,001	Total Weight 345.1150		
			Letter or Flat-size mailpieces contain: [] Round Trip ONLY: One DVD/CD or other disk			Customer Generated Electronic Labels [] SigCon	
			Political Campaign Mailing [] Yes [X] No			For Auto Price Pieces, Enter Date of Address Matching and Coding 09/17/2025	
			Election Mail - Official Ballots [] Yes [X] No				
			Election Mail - Non-Ballot Materials [] Yes [X] No				
	Parts Completed (Select all that apply) [X]A []B []C []D []S []NSA						
	1	Subtotal Postage (<i>Add parts totals</i>)				2058.68	
	2	Price at Which Postage Affixed (<i>Check one</i>). Complete if the mailing includes pieces bearing metered/PC Postage or precanceled stamps. [] Correct [] Lowest [] Neither pcs. x \$ = Postage Affixed					
3	Incentive/Discount Flat Dollar Amount						
4	Fee Flat Dollar Amount						
5	Net Postage Due (<i>Line 1 +/- Lines 2, 3, 4</i>)				2058.68		
U.S. POSTAGE	Additional Postage Payment (<i>State reason</i>)						
	For postage affixed add additional payment to net postage due; for permit imprint add additional payment to total postage.		Total Adjusted Postage Affixed				
	Postmaster: Report Total Postage in AIC 121 (Permit Imprint Only)		Total Adjusted First-Class Postage Permit Imprint				
	Postmaster: Report Total Postage in AIC 128 (Permit Imprint Only)		Total Adjusted USPS Ground Advantage Postage Permit Imprint				
CERTIFICATION	Incentive/Discount Claimed: _____ Type of Fee: _____ The mailer's signature certifies acceptance of liability for and agreement to pay any revenue deficiencies assessed on this mailing, subject to appeal. If an agent signs this form, the agent certifies that he or she is authorized to sign on behalf of the mailer and that the mailer is bound by the certification and agrees to pay any deficiencies. In addition, agents may be liable for any deficiencies resulting from matters within their responsibility, knowledge, or control. The mailer hereby certifies that all information furnished on this form is accurate, truthful, and complete; that the mail and the supporting documentation comply with all postal standards and the mailing qualifies for the prices and fees claimed; and that the mailing does not contain any matter prohibited by law or postal regulation. I understand that anyone who furnishes false or misleading information on this form or who omits information requested on this form may be subject to criminal and/or civil penalties, including fines and imprisonment. Privacy Notice: For information regarding our Privacy Policy visit www.usps.com.						
	Signature of Mailer or Agent		Printed Name of Mailer or Agent Signing Form Megan Webb		Telephone Extension		
	U.S. POSTAGE	Weight of a Single Piece _____ pound	Total Weight	Are postage figures at left adjusted from mailer's entries? [] Yes [] No If yes, reason:		Round Stamp (Required) Payment Date	
		Total Pieces	Total Postage				
		Presort Verification Performed? (If required) [] Yes [] No			Date Mailer Notified		Contact
		I CERTIFY that this mailing has been inspected for each item below if required: (1) eligibility for postage prices claimed; (2) proper preparation (and presort where required); (3) proper completion of postage statement; (4) payment of annual fee; and (5) sufficient funds on deposit (if required).			By (Initials)		Time AM PM
		USPS Employee's Signature			Print USPS Employee's Name		