

**MINUTES OF THE SVCA BOARD OF DIRECTORS
SPECIAL MEETING HELD ON MONDAY, APRIL 14, 2008
OPEN SESSION: 6:00 P.M.
ROTUNDA**

IN ATTENDANCE:

Russ Harlan, President
Barbara Audley, Treasurer
Ben Brigham
Jo Jean Kos
Curtis Casey
Laura Weide
Dee Spreitzer, N&E Chair
John Gordon, ACC Chair

EXCUSED ABSENCES:

Naomi Bunis, Secretary
Chuck McGroddy, Vice President

STAFF IN ATTENDANCE:

Dave Wareing, General Manager
Alisyn Maggiora, Admin. Support
Andy Schwartz, Controller

COMMUNITY MEMBERS IN ATTENDANCE:

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I. OPEN SESSION:

II. CALL TO ORDER:

President Russ Harlan called the meeting to order at 6:04 p.m.

III. ROLL CALL:

President Russ Harlan noted the excused absences of Secretary, Naomi Bunis and Vice President, Chuck McGroddy.

IV. ANNOUNCEMENTS:

None

V. PROPERTY OWNER COMMENTS:

None

VI. BOARD MEMBER COMMENTS:

Treasurer Barbara Audley announced the Whatcom County Council meeting to be held tomorrow evening, Tuesday April 15, 2008, 7:00 pm at the Firs.

VII. GENERAL MANAGER'S REPORT:

General Manager gave a report regarding implementation of the "No Dues Increase" budget reductions. He also proposed that the Board authorize him to direct the Maintenance department to tear down the recycling center wall to allow for additional handicap parking at the Community Center. A Board discussion followed regarding

logistics to continue running the Sunshine Room located in the Community Center. Ben Brigham brought forth a motion to tie, in concept, with the General Managers thoughts regarding the Sunshine Room and/or Community Center activities for kids.

MOTION

Ben Brigham made a motion that the Board authorize the creation of the Community Partnerships and Improvements Commission for the purpose of investigating long-term, sustainable, cost-neutral to the Association, options for operating, maintaining, and improving amenities, such as the Sunshine Room, which the Community has thus far opted not to support financially. This Commission would be composed of at least one Board member and up to six community members and would be tasked with identifying individuals, groups and organizations interested in working collaboratively; as well as, soliciting, reviewing, and bringing feasible proposals to the Board. The motion was seconded. A discussion followed.

MOTION CARRIED UNANIMOUSLY

VIII. NEW BUSINESS:

1. Certification of March 29, 2008 SGM results:

MOTION

Laura Weide made a motion that the Board approve the certified results from the March 29, 2008 Special General Meeting. The motion was seconded. A discussion followed.

MOTION CARRIED UNANIMOUSLY

2. Accept Petition:

President Russ Harlan read the petition allowed as follows: "Petition for a Special General Meeting: We the undersigned property owners of Sudden Valley do hereby petition the Board of Directors of Sudden Valley Community Association to hold a Special General Meeting to consider the following item: 1. The total annual dues shall be set at \$612.88 for undeveloped lots and \$717.56 for developed lots, with a minimum of \$133.36 allocated to the road reserve, and \$95.00 allocated to the capital requirements for the calendar year of 2008." He then announced its certification with 81 valid signatures, the minimum requirement is 50.

3. Set Date for SGM:

President Russ Harlan and N&E Chair Dee Spreitzer discussed what day would be best for the next Special General Meeting.

MOTION

Curt Casey made a motion that the Board set the next Special General Meeting for Saturday, June 14, 2008, at 1:00 p.m. in the Dance Barn. The motion was seconded.

MOTION CARRIED UNANIMOUSLY

4. Lake Whatcom Water & Sewer District Development Proposal:

General Manager Dave Wareing discussed the Lake Whatcom Water & Sewer District's (LWWSO) proposal for a significant \$6.5 million dollar building and associated tax payer's concerns with that cost, especially when it doesn't provide much community value.

MOTION

Curt Casey made a motion that the Board authorize General Manager, Dave Wareing to represent Sudden Valley Community Association at the Water District meetings and express our interests in matters that come before the District. The motion was seconded.

MOTION CARRIED UNANIMOUSLY

IX. PROPERTY OWNER COMMENTS:

Jim Huthert, Div.14/Lot 137), announced that those driving the June 14, 2008 SGM will need to know what facilities will be available to start carrying out the organization of the SGM. He also reiterated that only one dues increase has happened in this Community in 28 years and we need to start supporting what we have.

Les Bjorkstam, Div. 28/Multiple lots, commented on the LWWS development proposal, and agrees that it is too extensive. He also commented on several budget items.

Curry Miles Div.1/Lot 133, wanted to know when he could get a copy of a blank petition to pass around within the Community. He also suggested using a different facility to hold Board meetings.

Cambria Rollo, Div. 9/Lot 161, commented on what is actually available for kids in this County for after school options, especially with regard to child care and that the Association should have someone run a business for that if it is desired. She also commented that we'll have to break Community Members' habits in order to make it successful.

Sue Solin, Div.2/Lot 128, wanted to know the cost of another SGM and where that money comes from. She also commented on latch-key kids and the liability regarding people dropping off kids after school, especially with the elimination of recreation staff as oversight. In addition, she is still not in favor of the dues increase and is curious if the Golf Course can be shut down for the winter.

Sean Messiter, Div.7/Lot 135, discussed his efforts in driving the upcoming SGM in June. He read aloud the Mission Statement for Sudden Valley and reiterated that this too is what drives the need for the June 14th Meeting.

Lisa Hudspeth, Div.22/Lot 212, supports the Sunshine Room and stated that the room should be shut down for the week due to some hazardous items that had been donated to the room. General Manager Dave Wareing announced that the room will close tomorrow, April 15, 2008, to remove these hazards and will coordinate it with the Recreation Director. She also noted the need, perhaps, to reduce the number of Views printed.

Amanda Peart, Div.24/Lot 28, wanted to know the legal liabilities associated with working for the Commission.

Scott Thiele, Div.3/Lot 128, concerned about the time constraints placed on the volunteers to organize the newly announced SGM and urged the Board to push the date back to allow for better organization.

Schuyler Dartt, Div.30/Lot 76, wanted to know the earliest available date that the Community would benefit from the proposed dues increase.

Sandy Chasteen, Div.17/Lot 76, questioned whether or not the pools profited last year. She noted that it's not just the 'Moms Group' that supports operating the Sunshine Room, other groups do as well. She encourages the Board to try to reach out to the young families so that they will want to root themselves within the Community instead of going to town for everything.

Rebecca Gonnella, Div.9/Lot 190, still feels very positive about this Community and supports the Sunshine Room and the proposed Commission.

Kelly Shappel, Div.20/Lot 76, wants to make a point that older kids are also experiencing the cut backs, not just the young ones using the Sunshine Room.

Elizabeth Huthert, Div.14/Lot 137, encouraged everyone to reach five additional people within the Community and encourage them to vote.

Norman Freund, Div.53/Lot 17, would hate to see the separate opinions within the Community further divide it; we need to think about the Community as a whole. He suggests the Community decide how much of their dues support their amenities, as well as have the Community vote on what amenities they support. He proposed that, tri-annually, a resolution be passed at the Annual General Meeting (AGM) that would allow the Board to spend a certain proportion of the dues on underwriting amenity activities. This would allow for some stability in the expenditures.

Nicky Petrie, Div.8/Lot 101, stated the Board should try to hit home personally for those who are in opposition to the increase.

Tom Solin, Div.2/Lot 128, commented that only about 20% of the community uses the amenities available. The demographics have changed over the years, and a majority of people in Gates 3 and 5 recreate in locations other than the Valley.

Bill Audley, Div.35/Lot 9, reiterated that dues should be paid, whether or not they use them, because they improve property values.

X. BOARD MEMBER COMMENTS:

Barbara Audley announced that the Long Range Planning Committee (LRPC) will be sending out a “needs assessment” throughout the Community to better understand the current demographics what Community Members want.

Chuck McGroddy responded on the value of our amenities and the need to keep them appealing so that Community Members and outsiders will actually want invest in, and use them. This Community is not a cohesive one, and until we can come together and put our personal agendas aside, it will continue to disintegrate.

Jo Jean Kos reiterated that she has read the Views religiously since 1988. If one actually read the Views, they would actually know what was going on in this community. So often the same questions get asked of the Board that are answered in several monthly articles.

Laura Weide commended those Community Members who come to the Board meetings and voice their opinion in the current atmosphere.

Curt Casey commented on the reasons the Board responds to Property Owner Comments at the time they are made, one being to correct misperceptions.

XI. ADJOURNMENT:

There being no other business, President Russ Harlan adjourned the meeting at 8:27 p.m.

Board approved _____ / Date _____