

**MINUTES OF THE SVCA BOARD OF DIRECTORS MEETING HELD ON
MONDAY, JUNE 23, 2008, IN THE ADULT CENTER
OPEN SESSION: 7:00 P.M.**

IN ATTENDANCE:

Russ Harlan, President
Chuck McGroddy, Vice President
Naomi Bunis, Secretary
Barbara Audley, Treasurer
Laura Weide
Ben Brigham
Jo Jean Kos
Dee Spreitzer, N&E Representative
John Gordon, ACC Representative

EXCUSED ABSENCES:

Curt Casey

STAFF IN ATTENDANCE:

Dave Wareing, General Manager
Alisyn Maggiora, Admin. Support
Tim Newcomb, *Views* Staff
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 7:05 p.m.

III. ROLL CALL:

President Russ Harlan noted the excused absence of member Curt Casey. Member Ben Brigham arrived at approximately 7:15 p.m.

IV. AGENDA CHANGES/APPROVAL:

There being no changes to the agenda, it was approved as submitted.

V. ANNOUNCEMENTS:

None

VI. PROPERTY OWNER COMMENTS:

Elizabeth Huthert, Div. 14/Lot 137, encouraged the Board, on behalf of the Garden Club, to reinstate Channel 10.

Jim Huthert, Div.14/Lot 137, commented that Disability parking needs to be improved around the Valley.

Scott Thiele, Div.3/Lot 128, suggested that the Board meetings be video taped and available for check out.

Tom Solin, Div.2/Lot 128, commented on the need for DStar materials as discussed by the Disaster Preparedness Committee. He provided the Secretary with his written comments.

Les Bjorkstam, Div.28/Multiple lots, asked that if the Board does come with a dues increase to vote on in November at the Annual General Meeting, that they provide more clarity about how long the increase will be in effect.

VII. BOARD MEMBER COMMENTS:

President Russ Harlan proposed on behalf of Curt Casey that a defibrillator be provided at the Community Center for emergency purposes.

Laura Weide responded to Mr. Thiele's request for recording Board meetings, noting her recent proposal to use web-casting in lieu of tape recording; this project is still in the preliminary stages of implementation.

VIII. APPROVAL OF MINUTES:

The minutes from the May 19, 2008, Board meeting were approved as amended. The minutes from the June 14, 2008, Special General Meeting were approved as submitted.

IX. COMMITTEE REPORTS:

1. Finance:

Chair Barbara Audley asked Controller Andy Schwartz to discuss the financials of the Association. Mr. Schwartz announced that the auditing firm will be starting their field work out here next week and that the Association likely qualifies for federal, non-profit 501c(4) status. He then covered the Treasurer's report, outlining the Year-to-date and May financials.

Pug Edmonds, a member of the Finance Committee and retired Microeconomics Professor from Southern Illinois University, presented a comparison of the Consumer Price Index (CPI) and Producer Price Index (PPI) Dues escalator mechanisms. The Board has discussed, over the last several months, promoting an annual dues increase comparable to the CPI to the Membership at the General Meeting in November.

STRAW VOTE

Barbara Audley moved for a straw vote of the Board Members to discover which index they would like to support. The motion was seconded. A discussion followed.

RESULTS: 4 VOTES FOR CPI AND 1 VOTE FOR PPI.

2. Communications Outreach:

Communications Secretary Marlene Harlan gave a report of the Committee's activities in lieu of Mr. Casey's absence. She noted that Spirit Day has been the highlight of the Committee's agenda and announced that it will be covered in July's Views. Spirit Day is planned for Aug. 23rd from 12-5 p.m. She noted that they plan to offer Spirit Day merchandise for sale.

Vice-President Chuck McGroddy commented that only the pro-shop owns legal right to sell our merchandise, so any sale of Sudden Valley related material must go through them.

3. Disaster Preparedness:

Chair Barbara Audley announced they finished their first successful Map-Your-Neighborhood (MYN) project and that the Association is officially out of the AT&T Tower contract.

4. ACC:

Chair John Gordon reported on the monthly activities of the Committee and explained the plan submittal process for new construction starts.

5. N&E:

Chair Dee Spreitzer reported on the monthly activities of the Committee. She discussed the results from the Special General Meeting held June 14, 2008, and noted that the Committee met Thursday, the 19th of June, to recap N&E processes and discuss improvements for future General Meetings.

6. Long Range Planning:

Chair Barbara Audley announced the Committee will have a Community Planning Forum on Sunday, July 27, 2008, in the Dance Barn. It will be available to all Valley residents and organized by Gate. The goal is to have a round table discussion about desired amenities, Bylaws issues and the basis for the dues. Information obtained will be utilized for a comprehensive survey to be sent out with the fourth quarter dues statements.

X. GENERAL MANAGER'S REPORT:

General Manager Dave Wareing presented on the operational activities for the month of June. Items included enforcement on the top twenty (20) delinquent dues accounts, the Annual Grand Fireworks Show, private fireworks on the 4th of July, spring cleanup for yard materials at Area Z, the tragic accident on Harbor View with related speeding concerns and disorderly house enforcement.

XI. OLD BUSINESS:

1. Mailbox Project Update:

Mailbox locations are on hold due to U.S. Postal Service requests. With rising fuel costs the Postal Service is reluctant to make any route and staffing changes at this time. Under the prior postmaster, the implementation plan for the five cluster mailbox locations was well under way. The new Postmaster, who was inducted in April, has been directed on the federal level not to create any further routes due to rising fuel costs. They have asked the General Manager to hold off on any plans to implement the five cluster box locations until an agreement can be made. The Postmaster mentioned that they would like to discuss building one or two other sites instead of implementing more cluster mailboxes, perhaps something like an enclosure.

2. Security Camera Update:

General Manager Dave Wareing has been working with Comcast on implementing security cameras and discussed the need to have cameras down at the Marina and AM/PM beach locations. He sees "trenching" likely starting by the end of the week.

3. Miscellaneous Rule Changes:

General Manager Dave Wareing covered proposed rule changes as reviewed by

SVCA legal counsel Phil Sharpe. Rule modifications to include: Property owner responsibility for aggressive behavior, Sanitation services required, Trespass enforcement, Inoperable, unlicensed or expired vehicles prohibited, Administrative relief authorized, Legal action authorized and Rule enforcement action authorized for non-members.

MOTION

Barbara Audley made a motion that the Board adopt the above mentioned rules as amended. The motion was seconded. A discussion followed.

MOTION CARRIED UNANIMOUSLY

4. Road Maintenance Update:

The General Manager is currently working with Wilson Engineering on the next round of roads to be repaved. The list of roads to be done this season will be available on the Community website at www.suddenvalley.com.

XII. NEW BUSINESS:

1. 2008 Budget and Operations:

General Manager Dave Wareing reviewed current issues with returning to the 2008 budget and departmental expenditures. He also discussed plans to re-employ some of the lost positions and bring back some of the recreational amenities (especially the pool), which were curtailed after the failure of the March 29th dues proposal.

2. Preparation for 2009 Budget:

As discussed earlier in the Treasurer's report.

XIII. PROPERTY OWNER COMMENTS:

Scott Thiele, Div.3/Lot 128, asked for clarification on security's presence at the fatal speeding accident as well as suggested that the road striping be done as late as possible in the year.

Clive Allen, Div. 5/Lot 78, asked for clarification on the fine regarding guests and aggressive behavior.

Sue Solin, Div.2/Lot 128, urged some thought on the new garbage receptacle rule, expressed concerns with child supervision and costs incurred, encouraged the Association to always have everything in writing, especially with the mailbox situation and lastly commented on banning personal fireworks due to safety concerns.

Les Bjorkstam, Div.28/Multiple lots, commented that there is a history on the wheelchair accessible issues and that the Board should consult legal counsel Phil Sharpe, as it was handled approximately ten years ago.

Tom Solin, Div.2/Lot 128, commented on the automatic fee increase based on a 3rd party road study, expressing concerns that in doing so we would be allowing a 3rd party to determine a portion of our fee structure. He also commented on the language in some of the proposed rules being passed, noting that some of it seemed vague.

Lance Hillengass, Div.3/Lot 190, mentioned that there was talk in the past about the USPS providing some self-service machines if we built another mail facility. He also

noted that at one time the idea arose about implementing SV decals for Member-owned vehicles.

XIV. BOARD MEMBER COMMENTS:

Ben Brigham suggested that we initiate contact with our State Representative about the postal issue as well as purchase a photo radar camera.

Dee Spreitzer suggested revisiting the fine schedule for speeding; currently it's a basic slap on the wrist for most people.

XV. CONVENE TO CLOSED SESSION

The Board convened to closed session at 9:45 p.m.

XVI. CLOSED SESSION

The General Manager updated the Board on several items. No action was taken.

XVII. RECONVENE TO OPEN SESSION

XVIII. OPEN SESSION

XIX. ADJOURNMENT:

There being no other business, President Russ Harlan adjourned the meeting at 10:15 p.m.

Board approved _____ / Date _____