

**MINUTES OF THE SVCA BOARD OF DIRECTORS MEETING HELD ON
MONDAY, JANUARY 28, 2008 IN THE ROTUNDA
OPEN SESSION: 7:00 P.M.**

IN ATTENDANCE:

Russ Harlan, President
Chuck McGroddy, Vice President
Naomi Bunis, Secretary
Barbara Audley
Ben Brigham
Mac Carter
Curtis Casey
Laura Weide
Dee Spreitzer, N&E Representative
John Gordon, ACC Representative

EXCUSED ABSENCES:

Tim Newcomb, *Views* Staff

STAFF IN ATTENDANCE:

Dave Wareing, General Manager
Carole Edrehi, Admin. Support

COMMUNITY MEMBERS IN ATTENDANCE:

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I. CALL TO ORDER:

President Harlan called the meeting to order at 7:05 p.m.

II. ROLL CALL:

President Harlan noted the excused absence of Tim Newcomb, *Views* Staff due to the snow storm.

III. APPROVAL OF MINUTES:

The minutes of December 17, 2007 were approved as submitted.
The minutes of January 2, 2008 were approved as amended.

IV. ANNOUNCEMENTS:

1. President Harlan announced the resignation of Calece Cass-Healy, Treasurer and Finance Committee Chair: Her letter was read by Naomi Bunis, Secretary.
Discussion followed.

MOTION:

Chuck McGroddy, Vice President made a motion to accept Calece Cass-Healy's written letter of resignation as Treasurer and Chair of the Finance Committee. The motion was seconded. A discussion followed.

MOTION PASSED AND WAS CARRIED UNANIMOUSLY

V. PROPERTY OWNER COMMENTS:

Scott Thiele, Div. 3/Lot 128, commented that the Web site is missing some of the minutes for 2007. He requested that all agendas and Board minutes be posted on the SVCA Web site. Discussion followed. The Board directed the General Manager to have all 2007 minutes and agendas posted.

Leah Keefer, Finance Committee Member read a letter of resignation addressed to the Board of Directors stating that the following members of the Finance Committee resigned: Jessica Staten, Lance Hillengass, Dan Marantette, Lisa Jackson and Leah Keefer. The letter was submitted to Naomi Bunis, Secretary.

Jim Huthert, 8 Westbrook Court, stated that he supported the Board for making past financial decisions. He stated that he was upset by the politics involved in budget and members of the Finance Committee resigning, but appreciated their resignations.

VI. BOARD MEMBER COMMENTS:

1. **Finance Committee Resignations Letter:**

The letter of resignation from five members of Finance Committee was presented by Leah Keefer to Secretary Bunis. Discussion followed.

MOTION:

Vice President McGroddy moved to accept the written letter of resignations of the Finance Committee. The Motion was seconded. Discussion followed.

MOTION PASSED AND WAS CARRIED UNANIMOUSLY

2. President Harlan presented a call for nominations to replace Calece Cass-Healy, Treasurer. Naomi Bunis nominated Barbara Audley and she accepted. There were no other nominations. Barbara Audley was elected unanimously to serve as Treasurer and Chair of the Finance Committee.

VII. COMMITTEE REPORTS:

1. **ACC:**

The Board requested John Gordon to provide cumulative totals in future reports.

2. **Finance Committee:**

a. Treasurer's Report & Motions:

Andy Schwartz, Interim Controller and Dave Wareing, General Manager gave a report. (Attached)

3. **Communications Committee:**

Naomi Bunis gave an overview of the Communications Committee meeting of January 14, 2008. The committee's motion recommended the Board invest in a new interactive Web site for the purpose of improving communications between the Board, the membership and administration. This motion was communicated but not brought forward for action due to current budget constraints.

4. **Disaster Preparedness:**

Barbara Audley gave a review of the Disaster Preparedness Committee meetings of 12/16/07, 12/20/07 and 1/3/08 from the minutes presented.

VIII. GENERAL MANAGER'S REPORT:

MOTION:

Chuck McGroddy, Vice President made a motion to rename the buildings housing the Recreation Center and Dance Barn to Sudden Valley Community Center in view of the wide variety of activities that are carried on in the Recreation Center and Dance Barn for

residents of all ages and to have new name signs placed there. The motion was seconded.

MOTION PASSED AND CARRIED UNANIMOUSLY

IX. OLD BUSINESS:

1. 2008 Capital Budget:

MOTION:

Chuck McGroddy made a motion that the Board accept the 2008 Capital Budget as amended. The motion was seconded. A discussion followed.

MOTION CARRIED UNANIMOUSLY

MOTION:

Naomi Bunis made a motion that the Board recommend to the membership at the Special General Meeting, March 29th, 2008, that the total annual dues be set at \$717.56 for Developed Lots, an increase of \$169.56, and \$612.84 for Undeveloped Lots, an increase of \$140.84. This is a monthly increase of \$14.13 for Developed Lots, and \$11.74 for Undeveloped Lots. The motion was seconded. A discussion followed.

MOTION CARRIED UNANIMOUSLY

2. Deer Creek Condos Mailbox Fees:

General Manager, Dave Wareing reported on his discussion with Phil Sharpe regarding mailbox assessment refunds. Phil did not believe that money could actually be refunded, but more research would be done before a final decision is made. A discussion followed regarding Board authority to make that refund happen, since it would be the fiscally responsible thing to do.

MOTION:

Chuck McGroddy made a motion that the SVCA refund the mailbox assessments for the condos that have installed their own mailboxes at their own expense provided that our Attorney determines that we have the right to do this. The motion was seconded.

MOTION CARRIED UNANIMOUSLY

3. Updates:

a. Sewage Berms:

General Manager, Dave Wareing, noted that the Lake Whatcom Water and Sewer District wanted to put in 3 sewage berms. This would allow for overflow capacity and prevent sewage overflow. The Board and General Manager sent a letter to the Water District requesting more compelling evidence to support the currently planned projects, as there are other response strategies that the Board feels may be more urgently needed. Leslie McRoberts, Water District Commissioner, assisted the General Manager in this discussion.

b. Continuing Funding – UDR:

General Manager, Dave Wareing, requested that the Board rollover the 2007 Undesignated Reserve to 2008 and to fully commit those funds to the continued funding of Association operations and use for the remainder of the 2008 fiscal year, or at least through the end of March when the proposed dues increase may take effect.

MOTION:

Barbara Audley made a motion that the Board approve the abovementioned recommendation. The motion was seconded.

MOTION CARRIED UNANIMOUSLY**c. Accounting Funding:**

General Manager, Dave Wareing discussed the continued funding of the part-time Controller position, which was built into the 2008 Status-Quo budget and has no effect on the Undesignated Reserves. Andy Schwartz, current Interim Controller, applied for the position. Mr. Wareing has advised the Board that he will be hiring Mr. Schwartz for the Controller position, part-time.

d. Facility Security:

Previous motion to re-key the locks in several facilities was approved by the Finance Committee and recommended to the Board. Monies are already available through the Capital Budget.

MOTION:

Barbara Audley made a motion that the Board authorize and fund the installation of the new lock and security systems not to exceed \$16,500.00 from the MR & R Reserves. The motion was seconded.

MOTION CARRIED UNANIMOUSLY**e. Rule Making – Information Only:**

General Manager, Dave Wareing, noted letters and information provided by SVCA Attorney, Phil Sharpe regarding the Association's authority on rulemaking. Mr. Sharpe has been reviewing and revising the General Manager's proposed rules and is currently working on those with him.

4. SVCA Community Meeting Saturday, January 26, 2008

President Harlan commented that the SVCA Community Meeting was well attended, considering weather conditions, and productive.

MOTION:

Chuck McGroddy, Vice President, made a motion to schedule a General Meeting of the members of the Association on March 29, 2008. The purpose of the meeting is for the membership to vote on the proposed budget for the calendar year 2008 to take the place of the budget that was adopted at the 2007 AGM that cannot be funded. The proposed budget, to be presented to the members for adoption, is a budget that will provide the members the same services provided in 2007; this anticipates operating revenues of \$2,849,929 and operating expenses in the same amount.

MOTION PASSED AND WAS CARRIED UNANIMOUSLY**X. NEW BUSINESS:****1. Barn Theatre Contract:**

The Barn Theatre has a long standing and endearing reputation as part of SVCA, providing theatrical productions and education for children. The Barn is a rental facility that provides revenue for SVCA. Presently the Barn Theatre contract is up for renewal. There is increasing interest to rent the facility for weddings, parties and events. These kinds of rentals would bring in much needed revenue and, given the current schedule for the Barn Theatre, we are having to decline these requests. The Board directed the General Manager to speak with the Barn Theatre Representative regarding this matter for the purpose of negotiating their

calendar and then report back to the Board for further direction.

XIII. ADJOURNMENT:

There being no other business the meeting was adjourned at 9:55 p.m.

Board approved _____ / Date _____