

**MINUTES OF THE SVCA BOARD OF DIRECTORS SPECIAL MEETING
HELD ON THURSDAY, JANUARY 31, 2008 IN THE ROTUNDA
OPEN SESSION: 7:00 P.M.**

IN ATTENDANCE:

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

EXCUSED ABSENCES:

Ben Bringham
John Gordon, ACC Representative

STAFF IN ATTENDANCE:

Dave Wareing, General Manager
Alisyn Maggiora, Admin. Support

COMMUNITY MEMBERS IN ATTENDANCE: 5

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 Ben Bringham and ACC Representative, John Gordon

IV. ANNOUNCEMENTS:

None

V. PROPERTY OWNER COMMENTS:

Lance Hillengass, Div.3/Lot18, was contacted by the Vacant Lot Owners Association. They asked him to relay their message to the Board that they would approve a dues increase if it is reasonable; if unreasonable, they will oppose.

VI. BOARD MEMBER COMMENTS:

Dee Spreitzer stated that some N & E members had met earlier for discussion only to prepare for the Special General Meeting (SGM). She noted that the proof for the ballot measures must be ready Monday, February 04, 2008. They have sufficient supplies. A tentative meeting is set for Tuesday February 5, 2008.

VII. OLD BUSINESS:

- 1) Approval of SGM materials: Discussion tabled until Wednesday, January 30, 2008 in order to get approval from our attorney before the materials are approved by the Board.

VIII. NEW BUSINESS:

- 1) Dues Rounding Error Correction:
Andy Schwartz brought forward a request to fix the rounding problem that had resulted in the calculations for the proposed Undeveloped Operations Dues Increase. The correction calls for a \$.04 increase of Annual Operations Dues. This results in a Total Annual Dues adjustment to \$612.88 so that the monthly total increase of \$11.74 math is correct. Developed Lots' dues increase will remain the same.

MOTION:

Naomi Bunis made a motion to recommend to the Members at the Special General Meeting on March 29, 2008 the following dues increase: Developed lots: \$717.56/year, an increase of \$169.56/year. Undeveloped lots: \$612.88/year, an increase of \$140.88 /year. The motion was seconded.

MOTION CARRIED UNANIMOUSLY

- 2) Dues Increase:
 - a. Discussion of Separate Measures for Roads & Operations
 - b. Discussion of Retro Activity and Dues Increase
 - c. Discussion of Resulting Measures:

MOTION:

Naomi Bunis made a motion that the Board approve SGM Dues Increase Measures #1, #2, and #3 as amended, pending final verbiage by Board President, Russ Harlan, General Manager, Dave Wareing, and final approval by SVCA attorney. The motion was seconded. A discussion followed.

MOTION CARRIED UNANIMOUSLY

- 3) 2008 Budget based on Dues Increase:

MOTION:

Mac Carter made a motion that the Board approve the following Resolution: Assuming the membership approves the proposed dues increase, the Board declares its commitment to limit any proposed dues increase for 2009 to a maximum of the 2008 dues for operations and capital increased by the latest published Consumer Price Index (CPI), and to limit the roads portion to the amount required by our annual engineering road study. The motion was seconded. A discussion followed.

MOTION PASSED WITH 6 YES VOTES AND 1 NO VOTE

- 4) Water Heater Replacement – Community Center Showers:
The electrical ignition system in one of two water heaters, which were installed in 1996, has failed and requires repair. The manufacturer of the tanks advised replacing them in lieu of repair due to obsolete parts. The cost is estimated to be between \$13,000 and \$15,000, with at least three bids to be secured prior to initiating replacement.

MOTION:

Curt Casey made a motion that the Board approve the replacement of both water heaters at an amount not to exceed \$15,000. Funding will come from the capital MR&R account. The motion was seconded.

MOTION CARRIED UNANIMOUSLY

IX. PROPERTY OWNER COMMENTS:

Leslie McRoberts, Div.23/Lot 22, asked Mac Carter to refrain from any further discussion of resigning at the monthly meetings.

Penny Carter suggested to the Board on behalf of Lance Hillengass that we start educating the general members on the state of our reserves and how under funded we are, which would support the need for a dues increase and help members understand the real cost of our operations here.

X. BOARD MEMBER COMMENTS:

Naomi Bunis welcomed new employee, Alisyn Maggiora, replacement for Carole Edrehi

XI. ADJOURNMENT:

There being no other business, the meeting was adjourned at 9:25 p.m.

Board approved _____ / Date _____