

**MINUTES OF THE SVCA BOARD OF DIRECTORS MEETING HELD ON
MONDAY, JUNE 25, 2007 IN THE ROTUNDA
OPEN SESSION: 7:00 P.M.**

IN ATTENDANCE:

Russ Harlan, President
Chuck McGroddy, Vice President
Andy Schwartz, Treasurer
Mac Carter
Roger Bull
Barbara Audley
Calece Cass-Healy
Ben Brigham
Lee Langdon, N&E Representative
John Gordon, ACC Representative

EXCUSED ABSENCE:

Naomi Bunis, Secretary

STAFF IN ATTENDANCE:

Dave Wareing, General Manager
Rosemary Tate, Admin. Support
Tim Newcomb, Views Staff

COMMUNITY MEMBERS IN ATTENDANCE:

18

I. CALL TO ORDER:

President Russ Harlan called the meeting to order at 7:00 p.m.

II. ROLL CALL:

President Harlan noted the excused absence of Naomi Bunis, Secretary.

III. ANNOUNCEMENTS:

President Harlan wanted the Board to officially recognize Sudden Valley volunteer, Tom Solin, in appreciation for the work he has done for the community.

Mr. Harlan stated that, due to space limitations in the Views, the Vision Statement was left out and that in the future, Naomi Bunis will prepare excerpts for when the Views runs into space requirements.

Mr. Harlan appointed Calece Cass-Healey as interim Board Secretary in the absence of Naomi Bunis.

IV. PROPERTY OWNER COMMENTS:

Owen Ward, Div. 22/Lot 219, referring to the Mail Box Project, stated that when the residents were originally given information for the Annual Meeting in 2005, they were told what services would be provided to them, such as home delivery of packages, and that the street and mailing address would be the same. He stated things appear to have stopped. He presented a written statement to acting Board Secretary Calece Cass-Healy.

Mr. Ward then referred to the Density Reduction Program and stated that when it was

approved in 1993, every lot sold would not be used for anything else put in density reduction. A discussion followed. President Harlan responded that we would get back to him through the General Manager.

Dennis Jones distributed the book "Stewards of the Lake" to the Board and said that he hopes the board will take a look at it.

Scott Thiele, 3/128, stated he would relinquish his time to Owen Ward.

Christina Carlson, 1 Fawn Court, stated she has been working with the Parks and Recreation Commission on the proposed community garden. She stated she hears it is to be postponed for a while and expressed her concern that the delay into the rainy season will cause concerns again. She said as a group, they were hoping they could get some of the work done this summer. A discussion followed.

Mike Pederson asked why the community garden is being postponed. Dave Wareing responded that we are looking at different spaces. He said he had thought the space by the pump station would be a good area, but it was determined to be too wet. He is looking at a location by the Barns. He said the community garden would need to be fenced in order to keep the deer out and to control vandalism. He said he would be happy to begin the project late summer or early fall.

Jeff Yoder, Div. 24/Lots 136, 137, 138, referring to the bylaw that requires SVCA to have 24 hour security asked that with the presence of Sheriff Meade, do we still need to have our own security as well. He stated he is concerned when they sit in a home for 3 hours and that it seems like a waste of man hours. Dave Wareing expressed his concern and said he would like to discuss it with him. He stated that Sheriff Meade was present a couple of weeks ago. He would like it to be more often. President Harlan invited Mr. Yoder to stay at the meeting to hear the General Manager's report.

Laura Weide, Div. 3/Lot 22, asked how one gets things changed, and she referred to the fact that if someone is not a member in good standing, they cannot speak at the Board meetings. She stated her opinion that one's financial standing is a private matter. Russ Harlan responded that the issue has since been clarified.

Ms. Weide commented that she recently saw a security guard pull over the driver of a truck that was speeding and then saw the driver continue to speed. She stated it seems to her that security does not have enough enforcement power. She asked the Board what the Security department's role is. Russ Harlan suggested to her that she contact the General Manager who will discuss it with her. He added that we are working on getting approval to issue citations that are enforceable.

Ms. Weide stated she would like to be able to come to meetings and have her questions answered. Mac Carter stated the Board may not know the answer to operational questions and that is why she is being referred first to the General Manager. He commented that at Board meetings there is not enough time to get into discussions.

Mike Pederson asked why the HR Audit not printed in the Views although it was paid for by SVCA members. He also wanted to know if property owners would be allowed to see the report if they asked to. Russ Harlan responded the report was not published in the Views and would not be allowed to be viewed by a member due to personnel matters.

Owen Ward, using time referred to him by Scott Thiele, commented that it is stated in the Views that 316 developed lots were 90 days delinquent in the payment of dues. He said there once was a time when we had over 1,000. He stated someone has to do something such as foreclosing on delinquent properties. A discussion followed.

Mr. Ward asked about golf expenses included in the financial information on page 4 of the Views. Treasurer Schwartz responded that it was an error, that the nets were correct, but expenses on gross variances are wrong and will be corrected.

V. AGENDA CHANGES/APPROVAL

The Agenda was approved without change.

VI. APPROVAL OF MINUTES:

The minutes of the May 21, 2007 Open Session and the June 2, 2007 Work Session were approved as submitted.

VII. GENERAL MANAGER'S REPORT:

(Report attached)

VIII. COMMITTEE REPORTS:

1. Finance Committee

a. Treasurer's Report

Treasurer Andy Schwartz reviewed the financial reports included in the Board packet. He stated that the books for December, 2006, have been closed and that the annual audit of SVCA will commence on June 29th by an outside auditor.

b. Treasurer's Motions:

(none)

2. Community Plan

Mac Carter stated the committee did not meet, but will probably do so again in the next month or two.

3. Communications Committee

No report.

4. N&E

Lee Langdon submitted a report to the board for discussion. She stated that it is time to begin to focus on the preparation for the Annual General Meeting and that key deadlines must be met, such as 2008 budget approval by the Board as well as approval of any issues that will have to be voted on by members

The committee plans to conduct regular meetings from July through October and will conduct a candidate search and write articles for the Views.

5. ACC

(Report attached)

6. Disaster Preparedness

(Reports attached)

IX. UNFINISHED BUSINESS:
(none)

X. NEW BUSINESS:

1. Disorderly Houses and Property:

General Manager, Dave Wareing, proposed a new rule be added to the CCNR's in order to maintain the community at a higher standard. He distributed a copy of his proposal and asked for the Board's consideration. A discussion followed. It was the consensus of the Board that the proposal be reviewed by Phil Sharpe and that Mr. Wareing report back to them.

XI. PROPERTY OWNER COMMENTS:

Toni Flack, Div. 22/156 & 157 expressed concern that children might not have enough room to play in the Recreation Center once the new fitness center is completed.

XII. BOARD MEMBER COMMENTS

Mac Carter thanked N&E Chair Lee Langdon for her written report and added that it was a big help in allowing him to understand the whole election process.

Roger Bull, referring to Mr. Carter's Comments, added that the background of the process was very helpful and it cleared up many complicated issues.

XIII. RECESS:

At 8:50 P.M. the Board recessed and moved into Closed Session to discuss a legal matter and then reconvened Open Session.

XIV. ADJOURNMENT:

There being no other business, the meeting was adjourned at 11:00 p.m.

Board approved _____ / Date _____