

**MINUTES OF THE SVCA BOARD OF DIRECTORS MEETING HELD ON
MONDAY, MAY 21, 2007 IN THE ROTUNDA
OPEN SESSION: 6:30 P.M.**

IN ATTENDANCE:

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

EXCUSED ABSENCE:

John Gordon, ACC Representative

STAFF IN ATTENDANCE:

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

COMMUNITY MEMBERS IN ATTENDANCE:

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I. CALL TO ORDER:

President Russ Harlan called the meeting to order at 6:50 p.m. He then welcomed new Board member Ben Brigham.

II. ROLL CALL:

President Harlan noted the excused absence of John Gordon, ACC Representative.

III. ANNOUNCEMENTS:

(none)

IV. PROPERTY OWNER COMMENTS:

(none)

V. AGENDA CHANGES/APPROVAL

The Agenda was approved without change.

VI. APPROVAL OF MINUTES:

The minutes of the April 23, 2007 Open 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.

b. Treasurer's Motion:

MOTION:

As requested by the SVCA General Manager and reviewed and recommended by the Finance Committee, Treasurer Andy Schwartz made a motion that the Board of Directors approve the expenditure not to exceed \$400,000 from the Roads Capital Member Assessment Reserve for 2007 Road Maintenance Program.

General Manager's Comments: The 2005 Wilson Road Survey had projected a \$303,000 expenditure for 2007. However, the average cost per ton for 2007 is projected to be \$83.00 to \$89.00, depending on the number of utilities involved, which exceeds the survey forecasted rate of \$42.00 per ton by \$41.00 per ton. As the result of higher per ton rates in both 2005 and 2006, than were included in this survey, the Association is currently behind in its road maintenance schedule. The additional \$100,000 requested will allow the Association to complete the 2006 uncompleted road maintenance per the survey and also to complete 10% of the 2007 scheduled maintenance per the survey.

Treasurer's Recommendation: The Finance Committee recommended the 'not to exceed' amount and I agree. Based on current projection, there are adequate funds in the Reserve to fund this higher request.

The motion was seconded. A discussion followed.

MOTION CARRIED UNANIMOUSLY

c. Treasurer's Motion Consent Agenda:

Request approval to purchase ten No Wake Buoys (vendor Redden Nets) for the AM/PM Beach and Marina lake entrances in the amount not to exceed \$4,000 from the Major Repair and Replacement Capital Member Assessment Reserve. The amount requested is \$1,000 less than the approved capital budget for this item.

MOTION:

Barbara Audley made a motion that the Board of Directors approve the Treasurer's Motion Consent Agenda. The motion was seconded.

MOTION CARRIED UNANIMOUSLY

2. Community Plan

Mac Carter stated since there is so much on the General Manager's plate right now, the committee did not meet, but will probably do so again in the next month or two.

3. Communications Committee

Naomi Bunis stated that the Committee has not been meeting regularly lately but they do have two projects going on at the present time. One is to survey the residents to find out what they would like to see on a new website. The second project is to collect from the community as many email addresses as possible in order to promote communication and to send out notices.

4. N&E

Lee Langdon reported that they have met with the SVCA attorney as well as the parliamentarian for discussions. At the present time, there are 425 lots not current on their dues and the current State law says these people cannot vote except on budget issues. The committee is exploring how to communicate this without complicating the voting material. The committee would like to streamline the voting procedures and they plan to bring their proposal to the June Board of Directors meeting for Board approval. If they are not able to bring the proposal forward in June, the current voting procedures will remain in place.

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. OLD BUSINESS

(none)

X. NEW BUSINESS:

1. Recreation and Building Rental Fees:

There was a discussion regarding the use of the main swimming pool. General Manager Dave Wareing addressed areas that need improvement such as enforcement of the rules and increasing the hours the pool will be open for the residents. In addition, he requested Board approval to decrease the cost of a guest pass from \$8.00 to \$3.00. A discussion followed.

MOTION:

Chuck McGroddy made a motion that the Board of Directors approve the reduction of the guest pass fee for use of the swimming pool from \$8.00 to \$3.00 for this summer and then review the fee for next year. The motion was seconded. Discussion followed.

MOTION CARRIED UNANIMOUSLY

There was a discussion of the cost of the rental of the picnic pavilions. Mr. Wareing suggested that the rental fee for residents be reduced but kept the same for the public. A discussion followed.

MOTION:

Naomi Bunis made a motion to reduce the picnic pavilion rental fees for residents to \$50 with a \$50 refundable damage deposit Monday through Friday and \$75 and a \$50 refundable damage deposit Friday through Sunday and holidays and that the Public rates remain unchanged. The motion was seconded.

MOTION CARRIED UNANIMOUSLY

2. **Speed and Traffic Control:**
General Manager Dave Wareing introduced a discussion addressing the problem of speeding in Sudden Valley. He spoke of options being considered, such as additional speed bumps and the introduction of photo radar. Another option being explored is having traffic citations countersigned by the Whatcom County Sheriff's office. Mr. Wareing stated he will report back to the Board on this issue.
3. **Marina Usage:**
There was a discussion regarding Marina operations. Dave Wareing stated he is exploring ways to make it run more efficiently. He said there are currently two waiting lists and he is looking for a way to increase the number of available spaces. At the present time he is looking into the cost of utilizing the space between the Marina and the Golf Course to allow for extra parking for the boat trailers. In his efforts to further improve Marina operations, Mr. Wareing is looking into the possibility of having a guard shack at the marina and a \$25.00 boat launch fee would be collected from anyone who does not have a pass.
4. **Road Maintenance:**
(Discussed earlier)
5. **Enforcement Problems:**
There was a discussion regarding non-payment of dues. Mr. Wareing stated he is working with SVCA Attorney, Phil Sharpe, exploring methods of legal action against the worst offenders, such as bringing suit against them for not complying with their contractual obligations.
6. **Easement Costs and Values:**
There was a discussion regarding easement requests from developers and the amount of time spent by staff in the process. Dave Wareing stated that Phil Sharpe has given his approval for SVCA to pass on to the developer the legal and administrative costs.

MOTION:

Barbara Audley made a motion to have Attorney Phil Sharpe create a document giving SVCA permission to charge the developer for staff time, legal costs and reasonable value of the lot. The motion was seconded. A discussion followed.

MOTION CARRIED UNANIMOUSLY

XI. PROPERTY OWNER COMMENTS:

Joyce Bennett, Div. 32/Lot 92, referring to the vandalism in Sudden Valley, stated she has talked to a staff member and was told there are two Security guards on duty during the day and only one on duty at night, and that she feels there should be two Security guards on duty at night and one on duty during the day.

Jean Ross, 22 Grandview Lane, stated her concern about walking on the streets by the golf course. She said there is a safety issue that needs to be addressed.

XII. BOARD MEMBER COMMENTS

None

XIII. RECESS:

At 9:50 P.M. the Board recessed and moved into Closed Session

XIV. WORK SESSION:

At the conclusion of the Closed Session, the Board moved into a Work Session to discuss the proposed 2008 budget and the revenue issues facing SVCA. No action was taken.

XV: OPEN SESSION:

The Board Work Session adjourned at 11:00 p.m.

XVI: ADJOURNMENT:

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

Board approved _____ / Date _____