

**MINUTES OF THE SVCA BOARD OF DIRECTORS MEETING
HELD ON MONDAY, MARCH 26, 2007 IN THE ROTUNDA
OPEN SESSION: 7:00 P.M.**

IN ATTENDANCE:

Russ Harlan, President
Chuck McGroddy, Vice President
Naomi Bunis, Secretary
Andy Schwartz, Treasurer
Barbara Audley
Calece Cass-Healy
Mac Carter
Roger Bull
John Gordon, ACC Representative

EXCUSED ABSENCE:

Lee Langdon, N&E 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 7:00 p.m.

II. ROLL CALL:

President Harlan noted the excused absence of Lee Langdon, N&E Representative.

III. ANNOUNCEMENTS:

None

IV. PROPERTY OWNER COMMENTS:

Jim Huthert, Div 14/Lot 137, commented that at the Saturday morning Work Session he observed some of the format was in error because many of the responses of the Board should have been answered by the presenter. He suggested that a Q&A session be used in the future.

IV. AGENDA:

The Agenda was approved after adding the following items to New Business: Resolution recognizing Kalene Drummond as Item 2, Review of Association Bylaws as Item 3, Possibility of a Cell Tower as Item 4.

V. MINUTES:

The minutes to the February 26, 2007 Open Session were approved as corrected.

VI. GENERAL MANAGER'S REPORT:

(Full report attached)

VII. COMMITTEE REPORTS:

1. Finance Committee

a. Treasurer's Report

Treasurer Andy Schwartz reviewed the financial reports in the board packets.

He then reviewed a report generated by General Manager Dave Wareing with overview of major budget variances for the previous month. There was a brief discussion regarding the ACC variance.

b. Treasurer's Motions: (Consent Agenda)

1. Request approval to purchase a Dell Computer with an Intel Duo Core Processor (vendor Dell) in the amount not to exceed \$2,000 from the Major Repair and Replacement Capital Member Assessment Reserve. The requested amount exceeds the budget for this item by \$400.
2. Request approval to purchase Pool Fence Slats (vendor Carson Steel) in the amount not to exceed \$2,400 from the Major Repair and Replacement Capital Member Assessment Reserve. The requested amount exceeds the budget for this item by \$500.
3. Request approval to contract with Top Level Contracting LLP for the remodel of the Marina Bathroom in the amount not to exceed \$43,000 from the Major Repair and Replacement Capital Member Assessment Reserve. The requested amount is \$17,000 less than the budget for this item.
4. Request approval to procure materials from multiple vendors to purchase wood, gravel, culverts and hardware necessary to support Tom Solin and his trail building volunteers in the amount not to exceed the budgeted \$10,000 from the Major Repair and Replacement Capital Member Assessment Reserve.
5. Request approval to contact with Hindman Construction, Inc. for the remodel of the main pool locker room in the amount not to exceed \$110,000 from the Major Repair and Replacement Capital Member Assessment Reserve. The requested amount exceeds the budget for this item by \$10,000.

MOTION:

Treasurer Andy Schwartz made a motion that the Treasurer's Motions Consent Agenda be approved. The motion was seconded.

MOTION CARRIED UNANIMOUSLY

2. Community Plan:
Mac Carter stated he will meet with Dave Wareing to review the proposals from the March 22nd and March 24th Board Work Sessions.

Treasury Andy Schwartz complimented Mac Carter and the Steering Committee for their leadership during this process.
3. Communications:
Naomi Bunis stated the committee had lacked a quorum.
4. ACC: (Report attached)
ACC Chair John Gordon submitted the name of new member, Michael Buchanan for approval. He stated that Mr. Buchanan is a professional forester and is interested in working towards the management of our forests. He will help in the process of tree removal requests. General Manager Dave Wareing stated he had a chance to work with Mr. Buchanan and feels he will

dramatically enhance the ability of the committee with his expertise.

MOTION:

Naomi Bunis made a motion that the Board of Directors approve the selection of Michael Buchanan to the Architectural Committee. The motion was seconded. There was a discussion of the selection process.

MOTION CARRIED UNANIMOUSLY

5. Disaster Preparedness: (Report attached)

Referring to the last paragraph in the report, Barbara Audley distributed information to the Board regarding Ham Radio. She stated the committee is working on training a cadre of people on how to be ham radio operators and to set up a network of operators in Sudden Valley.

6. N&E Committee

In the absence of N&E Chair, Lee Langdon, Russ Harlan announced that there will be an N&E meeting on Thursday at Bob's and that advertising for Board applicants was to be placed on the website and Channel 10.

VIII.

UNFINISHED BUSINESS:

Although there were no items on the Agenda, Naomi Bunis referred to Calece Cass-Healy's question asked of the General Manager during the Board Comments portion of the February 26, 2007 Board Meeting regarding the status of the employee handbook, the restructuring plan and the subject of the policy currently under consideration regarding whether or not to allow community members not current on their dues to speak at Board meeting.

Dave Wareing responded he is making good progress on the employee handbook. He said restructuring plans would be discussed at the Closed Session that will follow tonight's Open Session. Referring to the status of whether or not to allow members who are not in good standing to speak at Board meetings, he stated he has discussed the subject with Attorney Phil Sharpe and that he is in the process of getting an answer.

IX.

NEW BUSINESS:

1. General Manager's Capital Improvement Proposals:

Dave Wareing presented three Capital Project Allocation requests for Board approval. Mr. Wareing stated the proposals had been discussed by the Finance Committee. In the event that outside firms are to be used instead of in-house labor, three bids will be presented. Mr. Wareing assured the Board he will provide progress reports and will work with the Executive Committee to make sure they are doing things appropriately.

a) Demolition and Replacement of Dilapidated Fence:

MOTION:

Barbara Audley made a motion that the Board of Directors approve the General Manager's request for the allocation of \$3,000 of capital funds to remove the unsightly and dilapidated fence in front of Golf Maintenance and to replace it with a new wooden or vinyl fence.

The motion was seconded. A discussion followed.

MOTION CARRIED UNANIMOUSLY

b) Converting the Fireside room to a Service and Reception Center:

MOTION:

Roger Bull made a motion that the Board of Directors approve the General Manager's request for the allocation of \$35,000 of capital funds to enable the SVCA Administration to begin the renovation of the Fireside Room into a service and reception center to provide services to SVCA members and provide information to non-members desiring to inquire regarding Sudden Valley. The motion was seconded. A discussion followed.

MOTION CARRIED UNANIMOUSLY

c) Renovation and Upgrade of the Recreation Center:

MOTION:

Roger Bull made a motion that the Board of Directors approve the General Manager's request for the allocation of \$65,000 of capital funds to enable the SVCA Administration to begin the renovation of the Recreation Center in order to accommodate the relocation and equipping of the fitness center that is presently housed in the Adult Center. Uses will include an expanded fitness center, renovated children's activity and program area, a teen activity and gathering area, a coffee, juice and energy drink bar and snack area. The motion was seconded. A discussion followed.

MOTION CARRIED UNANIMOUSLY

2. Resolution:

Naomi Bunis presented a Resolution to be read into the minutes for official recognition of Kalene Drummond's service on the Board of Directors and to the community.

MOTION:

Barbara Audley made a motion that to pass the Resolution as an official act by the Board of Directors. The motion was seconded.

MOTION CARRIED UNANIMOUSLY

3. Cell Tower:

MOTION:

Barbara Audley made a motion to request the Revenue and Capital Planning Commission to look into the feasibility of having a cell tower somewhere in Sudden Valley. The motion was seconded. A discussion followed.

MOTION CARRIED UNIMOUSLY

4. Proposed Bylaws Review:

MOTION:

Naomi Bunis made a motion that the Board of Directors create a task force to look into what it would take to amend our bylaws so we can put it before the members at the AGM. The motion was seconded. After a discussion, the motion was withdrawn.

X.

PROPERTY OWNER COMMENTS:

Jim Huthert, Div. 14/Lot 137, directing his question to ACC Chair John Gordon, referred to the trees that fell on homes and across roads during this season's windstorms and asked how many of those trees were marked for removal before they fell. Mr. Gordon said he would look into the matter.

Mr. Huthert, referring to the cluster mailboxes, said we need to get more information as to where the next set of boxes will be.

Mr. Huthert, referring to the Disaster Preparedness Committee, asked Barbara Audley if it would help to know who in Sudden Valley has generators.

Sandy Chasteen, Div. 17/Lot 76, asked if bulletin boards could be put up at the cluster boxes for the posting of notices. She also asked if additional lighting can be put up near the boxes, noting some of the areas are very dark.

Elizabeth Hurthert, Div. 14/Lot 137, remarked that Sudden Valley actually has 3 front doors, and that Gates 1 and 2 aren't the only front doors.

Sandy Chasteen, Div. 17/Lot 76, asked if there could be signs put up at the gate entrances saying Welcome to Sudden Valley.

XI. BOARD MEMBER COMMENTS:

Calece Cass-Healy commented on the lack of lighting outside of the Adult Center and said she counted several light bulbs that are out at that location.

Russ Harlan asked for a motion to move into Closed Session.

MOTION:

Naomi Bunis made a motion at 9:10 p.m. that the Board recess for 5 minutes and move into Closed Session. The motion was seconded.

MOTION CARRIED UNANIMOUSLY

MOTION:

Naomi Bunis made a motion at 10:45 p.m. to move to move back into Open Session. The motion was seconded.

MOTION CARRIED UNANIMOUSLY

After meeting in Closed Session to discuss legal and personnel matters, the Board went back into Open Session at 10:45 p.m.

MOTION:

Naomi Bunis made a motion that the Executive Committee work with General Manager Dave Wareing to take the personnel action as discussed in Closed Session. The motion was seconded.

MOTION CARRIED UNANIMOUSLY

XII. ADJOURNMENT:

There being no further business, the meeting was adjourned at 10:50 p.m.

Board approved _____ / Date _____