

**MINUTES OF THE SVCA BOARD OF DIRECTORS
SPECIAL MEETING
HELD ON MONDAY, NOVEMBER 19, 2007 IN THE ROTUNDA
7:00 P.M.**

IN ATTENDANCE:

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

EXCUSED ABSENCES:

None

STAFF IN ATTENDANCE:

Dave Wareing, General Manager
Rosemary Tate, Admin. Support

COMMUNITY MEMBERS IN ATTENDANCE:

21

I. CALL TO ORDER:

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

II. ROLL CALL

All present

III. ANNOUNCEMENTS:

Russ Harlan announced Rosemary Tate will order six copies of Roberts Rules of Order.

IV. PROPERTY OWNER COMMENTS:

Lance Hillengass, Div. 3/Lot 190 referred to Russ Harlan's article in the September issue of the *Views* and asked if the Board intends to do what they said they would do if the dues issue did not pass. He then asked if the Board is planning to work on a dues proposal.

Curry Miles, Div. 1/Lot 133, referred to the November *Views* article regarding the AGM Issue #2, Bryon Tract. He asked why the Board brought this to the AGM at this time.

Mr. Miles asked for a detailed report of the Lake Whatcom Council Meeting and who attended. He then asked what the Board's next step will be and when the next Council meeting will be held.

Les Bjorkstam, Div. 28/Multiple lots, referring to Proposition #1 in Washington State's recent election and said he hopes Sudden Valley does not take Christine Gregoire's approach.

He commented that he hopes Sudden Valley is looking very closely at qualifications of people with whom they contract for employment and that background checks are being conducted.

Norm Freund, Div. 53/Lot 17 asked if the Board has ever thought of hiring a financial manager instead of an accounting manager, who would report directly to the Board. He said it would free up the General Manager so that he would not need a second in command. Both would be reporting directly to the Board.

Pat Loken, Div. 9/Lot 112 stated that boards in the past have either answered questions from residents or referred them to someone who would. Russ Harlan responded that the issues being brought up were to be discussed later in the meeting tonight.

Owen Ward, Div. 22/Lot 219, read from a handout regarding density reduction. He presented a copy of it to Secretary Bunis.

He commented it is impossible to have a dialogue with the Board.

He stated that the first trace of snow fell in Bellingham today. He asked if Sudden Valley's snow plan will be followed.

Doug Hudson, Div. 31/Lot 7 commended all the Board members for a "thankless" job. He said he hopes that the Board will truly take to heart that the Valley has spoken and that no matter what personal issues might be, Sudden Valley has changed from a destination resort to a suburb and the residents want all the things they stated when they answered previous surveys.

He asked the Board to reconsider the two-minute time limit on comments, and added that people do not have a voice.

Jessica Staten, Div. 52/Lot 28, thanked current and former Board members for their time. She commented it is clear that a dues increase is needed and we do not have management staff left. She does not see how to accomplish doing a budget and asked if the Board is willing to draw on the community for assistance. She said she would be willing to support the Board in this respect. Russ Harlan responded that all of these things will be discussed later in the meeting.

V. BOARD MEMBER COMMENTS:

Russ Harlan reported the Board went to a meeting of the Joint Commission and that he made a presentation. Mr. Harlan attended the Whatcom County Public Works Storm Water meeting. He spoke to Pete Kremen who said that he and the Water District are in favor of SVCA having a seat on the Board. There are plans being discussed which will affect the entire watershed. He said the Board will stay on top of the issues and will have the *Views* write an article.

VI. AGENDA:
No changes.

VII. RESOLUTIONS:

1. Disaster Preparedness Committee:

MOTION:

Barbara Audley made a motion that the SVCA Board of Directors approve the Resolution to Establish the Disaster Preparedness Committee for 2008. The motion was seconded.

MOTION CARRIED UNANIMOUSLY

2. Communications Committee:

MOTION:

Naomi Bunis made a motion that the SVCA Board of Directors approve the Resolution to Establish the Communications Committee for 2008. The motion was seconded. A discussion followed. Curt Casey suggested adding a friendly amendment to change the name of the committee to the Communications Outreach Committee. Further discussion followed.

MOTION AS AMENDED CARRIED UNANIMOUSLY

3. Community Plan Steering Committee:

There was a discussion as to whether or not to re-establish the committee for 2008. Mac Carter stated that strategic planning is a Board responsibility and the committee is there to provide guidance. He stated he would like to re-establish it with the understanding that it has no function until the Board decides where SVCA is going, and until he receives direction from the Board, he will not ask for volunteers to join.

MOTION:

Mac Carter made a motion that the Board of Directors approve the Resolution to Establish the Community Plan Steering Committee for 2008. The motion was seconded. Further discussion followed.

MOTION CARRIED UNANIMOUSLY

VIII. NEW BUSINESS

1. Water Heater Replacement – Capital Project

General Manager Dave Wareing requested Board approval to replace both of the water heaters in the Clubhouse. He explained they have operated in tandem since being installed in 1997 and that it was recommended by a plumber and a commercial supplier that, since it is likely that the second unit will fail in the near future, they should both be replaced. A discussion followed.

MOTION:

Chuck McGroddy made a motion that the Board of Directors authorize the General Manager to investigate the best method of replacement of the water heaters at a cost not to exceed \$12,500 from the MR&R funds. The motion was seconded.

MOTION CARRIED UNANIMOUSLY

2. Discuss and Establish a Process for Moving Forward with Regard to 2008 Dues and Budget

Naomi Bunis proposed hosting Board chats three nights in December, possibly the evenings of December 10th through the 12th. She explained several Board members would be on hand to listen to whoever wants to come and talk to them. She also suggested that another Town Hall Meeting be held where people can bring their ideas, requests, and lists of possibilities that will empower the Board to go back to the drawing board to put together a proposal that will be approved by the membership. She said that the December issue of the *Views* would include an invitation to everyone. She stated the Board would need to be done with their work by the first of the year because it takes a lot of time and a tremendous amount of work on the part of the N&E Committee to put another meeting of the membership together and to get the voting information out to the members within 30 days of the scheduled meeting.

A discussion followed among the Board and General Manager with input by community members in attendance. It was the consensus of the Board that commissions should be formed to encourage and facilitate dialogue with the community: a short term commission to focus on immediate needs and a long term

commission to allow communication between the Board and residents on a consistent basis.

The Board directed the General Manager to work on a budget during the next two weeks which can be funded sufficiently so as to maintain SVCA's operations on an adequate level. He was also directed to retrieve a copy of the community survey that was done in 1999.

IX. PROPERTY OWNER COMMENTS

Lance Hillengass asked for an update regarding the mailbox project. Russ Harlan referred to his most recent article in the *Views*. He said we are still trying to confirm what services the Post Office will provide once the mailboxes are put in and what impact it will have on everyone having to drive into town to pick up packages. The street renaming process of Gate 3 is continuing.

Gary Gallant commented the original user fee was a reasonable voluntary fee but through the years it has become a cash cow and less people use it. Russ responded this is one of the things that will be considered when the General Manager works on the budget.

Curry Miles commented that he continues to be puzzled at how we are functioning financially without an accounting manager. He asked if a decision has been made on forming a working finance committee made up of members who have experience and can help fast track things. Calece Cass-Healy responded she has received approximately 10 applications and has received another tonight. She is hoping to have the proposal and recommendations of the committee members at the next scheduled Board meeting. Her plan is once they are approved she will hope to have a meeting as soon as possible afterwards. She said there is some urgency because of the budget issue. She is planning to have a presentation at the next board meeting and hopes for approval.

X. BOARD MEMBER COMMENTS:

None

XI. ADJOURNMENT:

The meeting was adjourned at 9:10 p.m.

Board approved _____ / Date _____