



BOARD OF DIRECTORS REGULAR MEETING

Thursday, January 22, 2026, 7:00 PM

8 Barn View Ct, Multipurpose Room A

Minutes

CALLED TO ORDER AT: 7:03 PM

AUDIENCE MEMBERS: Not Recorded

BOARD MEMBERS PRESENT:

1. Keith McLean, President Present	4. Taimi Van de Polder, Secretary Absent - Excused	7. Sean Chaffee Present	10. Rob Gibbs, N&E Chair Absent - Excused
2. Tom Henning, Vice President Present	5. Laurie Robinson Present	8. Joseph Adams Present	11. Daniel Rodriguez, ACC Chair Present
3. Jean Maixner, Treasurer Present	6. Ray Meador Present	9. Linda Bradley Present	9 of 11 BOD members present.

ATTENDING:

Staff Members: Jo Anne Jensen, General Manager
Spencer Huston, IT

Call to Order:

Keith McLean, President, called the meeting to order at 7:03 PM.

1. President called for motion to adopt the agenda

Motion 1: Move to amend the agenda to remove the executive session (item #7) from the agenda.

Motion By: President McLean		Seconded By: Vice President Henning	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained	

Motion 2: Move to appoint Director Bradley as the meeting secretary while Taimi is absent.

Motion By: President McLean		Seconded By: Vice President Henning	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained	

Motion 3: Move to adopt the amended agenda.

Motion By: President McLean		Seconded By: Director Bradley	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained	

2. Announcements

- There were no new announcements.

3. Property Owner Comments

- A resident spoke about the Lake Whatcom Management Program.

4. Consent Agenda

Motion: Move to approve the minutes for the January 8, 2026 meeting.

Motion By: President McLean		Seconded By: Director Adams	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained	

5. Reports

None

6. Continuing Business

6a. Committee appointments

Motion 1: Move to appoint Jo Anne Jensen as the Long-Range Planning Committee staff member.

Motion By: President McLean		Seconded By: Vice President Henning	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained	

Motion 2: Move to appoint Anne Meador, Lish Jamtaas, and Mitch Waterman to the Document Review Committee.

Motion By: Director Bradley		Seconded By: Director Adams	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained	

6b. Update on Recreation Corridor construction.

- Building must stay as a community use building.
- Footprint can't be any larger than the existing footprint for Barn 6.
- Special zoning permits not required.
- Must do a shoreline exemption review to verify building was there prior to 1975.
- Standard building permits required.
- Separate review required.
- Wetlands mitigation review not required.
- Fire department has no issues with the construction.
- Building can only be 25ft high within 100ft of the creek. Can be taller but would require further review.
- First round plan check can take 4-6 months to be reviewed by Whatcom County.

6c. Request for Approval – Area Z Garden Lease (Revised)

Motion: Move that the SVCA Board of Directors approve the revised agreement with the 30-day termination clause retained.

Motion By: President McLean		Seconded By: Director Chaffee	
Approved:	Not Approved:	Tabled: X	Died:
In Favor: Unanimous	Against:	Abstained	

7. Executive Session – Legal

Removed from agenda.

8. New Business

8a. Request for Approval – LGIT Information & Technology Consulting Contract

Motion: Move that the SVCA Board of Directors approve the proposed consulting agreement with LGIT and authorize that the General Manager to sign the agreement on SVCA’s behalf.

Motion By: President McLean		Seconded By: Vice President Henning	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained	

8b. Capital Request – Replacement of NH 42 HP tractor model #TN55

Motion: Move that the SVCA Board of Directors approve the purchase of thr 2026 Kubota M5660SUHD, for an amount not to exceed \$48,048.00 and authorize the Turfcare Superintendent to work with the Finance Director to arrange the purchase.

Motion By: President McLean		Seconded By: Director Bradley	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained	

8c. Capital Request – 2026 On-Call Engineering

Motion 1: Move that the Board of Directors approve the allocation of \$44,995.00 from Roads for On-Call Engineering Services in 2026 with funds to be administered by the Maintenance & Facilities Manager.

Motion By: President McLean		Seconded By: Director Bradley	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained	

Motion 2: Move that the Board of Directors approve the balance of funds in Capital Code 9925.2 to be added to the \$44,995.00, and Capital Code 9925.2 to be closed out with a \$0.00 balance.

Motion By: President McLean		Seconded By: Director Bradley	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained	

8d. Capital Request – 2026 Fast Response

Motion 1: Move that the SVCA Board of Directors approve the allocation of \$95,613 from Roads for the 2026 Fast Response for Unforeseen Roads and Drainage Issues project. The Maintenance & Facilities Manager will be responsible for the distribution of funds and determining when SVCA staff can complete the work versus when to bring in one of the on-call contractors.

Motion By: President McLean		Seconded By: Director Bradley	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained	

Motion 2: Move that the SVCA Board of Directors authorize the General Manager to execute On-Call Time & Materials contracts utilizing SVCA’s standard construction contract with Stremler Gravel Inc., Strider Construction Co. Inc., and Western Refinery, Inc.

Motion By: President McLean		Seconded By: Director Bradley	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained	

8e. Capital Request – 2026 CVC Funds

Motion 1: Move that the Board of Directors approve the allocation of \$135,546.00 from Roads for the 2026 Ditches, Culverts, and Swales (CVC) project with funds to be administered by the Maintenance & Facilities Manager.

Motion By: President McLean		Seconded By: Director Chaffee	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained	

Motion 2: Move that the Board of Directors approve the balance of funds in Capital Code 9925.1 (approximately \$20,000) be added to the 2026 CVC budget of \$135,546.00, and Capital Code 9925.1 be closed out with a \$0.00 balance at the end of January.

Motion By: President McLean		Seconded By: Vice President Henning	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained	

8f. Capital Request – Pothole & Minor Road Repairs

Motion: Move that the Board of Directors approve the allocation of \$39,370.00 from Roads for potholes and minor road repairs in 2026.

Motion By: President McLean		Seconded By: Vice President Henning	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained	

Motion: Move that the meeting be adjourned at 8:22 PM

Motion By: President McLean		Seconded By: Director Chaffee	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained	

Meeting adjourned at 8:22 PM

Approved by: _____
Taimi Van de Polder, Board of Directors Secretary