



BOARD OF DIRECTORS REGULAR MEETING

Thursday, February 12, 2026, 7:00 PM

8 Barn View Ct, Multipurpose Room A

Minutes

CALLED TO ORDER AT: 7:00 PM

AUDIENCE MEMBERS: Not Recorded

BOARD MEMBERS PRESENT:

| | | | |
|---|--|-----------------------------|--|
| 1. Keith McLean, President Present | 4. Taimi Van de Polder, Secretary Present | 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 Absent - Excused | 9. Linda Bradley Present | 9 of 11 BOD members present. |

ATTENDING:

Staff Members: Jo Anne Jensen, General Manager
Joel Heverling, Finance Director
Spencer Huston, IT

Call to Order:

Keith McLean, President, called the meeting to order at 7:00 PM.

1. President called for motion to adopt the agenda

Motion 1: Move to amend the agenda to add a capital request for golf bridge repairs (item 8c) and remove the executive session for legal (item 7).

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

Motion 2: Move to adopt the amended agenda.

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

2. Announcements

- SVCA offices will be closed on February 16th for Presidents' Day.
- Board members will receive online anti-harassment training.
- Trivia in the Barn on February 20th at 7PM in the Dance Barn.
- Spring Market on March 28th from 10AM to 3PM at the Community Center.
- Senior High Tea February 17th from 2PM to 4PM in the Dance Barn.

3. Property Owner Comments

- A resident spoke about home construction concerns from a nearby property and asked why the lot was allowed to be developed.

4. Consent Agenda

Motion: Move to approve the minutes for the January 22, 2026 meeting with corrections.

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

5. Reports

5a. General Manager Report

5b. November Financial Statements

5c. Committee Reports:

- i. Architectural Control
 - Spoke about construction noise.
- ii. Document Review
 - Meeting on 2/18/26 at 3:00PM. Will focus on WUCIOA and current Sudden Valley bylaws.
- iii. Executive
- iv. Finance
 - Held an introductory meeting.
- v. Long-Range Planning
 - February meeting had to be cancelled due to member vacations.
 - Continuing to work on a member survey. An updated draft will be brought to the next meeting with updates that were voted on.
- vi. Nominations & Elections
 - Meeting on 2/23/2026 at 6:30PM. Will discuss tasks and timelines for the 2026 AGM cycle.
 - N&E Committee has been reset to comply with the 1/1/2026 WUCIOA requirements.
 - Linda Bradley and Joseph Adams have joined the N&E Committee as its two directors.
 - The N&E Committee will select its 2026 Chair and Secretary during the February 23rd meeting.
- vii. Safety
 - The committee is still seeking a space available to meet.

6. Continuing Business

6a. Committee Business: committee appointments and in-person vs. Zoom meeting discussion.

Motion: Move to appoint Forest Cat, Brad Edwards, and David Gustafson to the Long-Range Planning Committee.

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

- 6b. Security Proposals, Discussion, and Next Steps
- 6c. Recreation Corridor Update and Discussion of Next Steps

7. **Executive Session – Legal**
Removed from agenda.

8. **New Business**

8a. Resolution Regarding WUCIOA-related Statutory Amendments

Motion: Move that the Sudden Valley Board of Directors adopt the proposed resolution regarding WUCIOA related statutory changes which became effective on January 1, 2026.

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

8b. Request for Approval – ACC Policy Revisions

Motion: Move that the SVCA Board of Directors approve the proposed revisions to the ACC Policies document with changes.

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

8c. Capital Request – Golf Bridge Repairs

Motion: Move that the SVCA Board of Directors authorize the spend of \$56,243 from the CRRRF fund to be used for 2026 golf bridge repairs and authorize the Finance Director to close the 2025 golf cart path repair project (9725.09) and move \$2,813 in residual funds to the 2026 golf bridge repairs project.

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

Motion: Move that the meeting be adjourned at 9:24 PM.

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

Meeting adjourned at 9:24 PM.

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