



REGULAR SESSION OF THE BOARD OF DIRECTORS

Thursday, February 13, 2025

Minutes

DATE AND LOCATION: MULTIPURPOSE ROOM A

CALLED TO ORDER AT: 7:00 PM

AUDIENCE MEMBERS: Not Recorded

BOARD MEMBERS PRESENT:

1. Keith McLean-Excused	4. Laurie Robinson	7. AJ Tischleder-Excused	10. Robb Gibbs-Via Zoom
2. Taimi Van de Polder	5. Tom Henning	8. Rick Asai	11. Daniel Rodriguez
3. Linda Bradley	6. Ray Meador	9. Stu Mitchell-Excused	

ATTENDING:

Staff Members: Michael Bennet General Manager, Allen Helvajian, IT.

Call to Order

Vice President Van De Polder called the meeting to order at 7:00 PM.

President Mc Lean had an excused absence.

Land Acknowledgement and Anti-Racism Statement.

1. President called for motion to adopt the agenda.

Motion: Move to adopt the agenda.

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

2. Announcements.

Compliance letters to members is only the first notice of violation.

3. Property owner comments.

- Discussion regarding the soon to be decommissioned water tower in Gate 2.
- Member brought report forward to Board regarding the waterlily project in 2024.

4. Consent Agenda

Motion: To have the board accept the draft minutes of the 1/23/ 2025 board meeting as submitted.

Motion By: Director Van De Polder		Seconded By: Director Meador	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

5. Reports

5a. GM Report (Information included in agenda packet pages 5-10.)

5b. Storm Recovery Update.

5c. Committee Updates

- i. **Architectural Control Committee**-couple of long meetings due to a large amount of builder new built submittals.
- ii. **Long Range Planning**-Have had two meetings. Very talented group of committee members. A survey will be coming out in the February Views what members feel we should be looking at. What options would the community like to see in the future.
- iii. **Document Review Committee**-no activity. I still need the community volunteer for the committee. There are some policies from last year that we updated, that we had to wait to have removed until the new ACC policies were published officially.
- iv. **N&E Committee**-Committee discussed the need to communicate with the community. Had a Zoom meeting with UniLect, GM and N&E Chair to request proposals for the 2025 Election, one to include online voting.
- v. **Safety Committee**-We have several things in the planning. We have been working on a Firewise program in May that will include some other emergency preparation types of things. We are looking at water safety for boaters to lend life preservers to those who need them. Looking at the bus safety bus stop safety in areas trying to develop safer areas, especially where there is a larger number of school kids. What sorts of things can we do to help make those bus stops safer for the children?

6. Continuing Business

6a. Appointment of Short term Rental Directors

Director Rodriguez nominated as Chair of the Taskforce.
 Director Robinson was nominated as second director.

Motion By: Director Van De Polder		Seconded By: N/A	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

6b. Lake Whatcom Policy Group Board Appointment

Director Asai was nominated for the appointment.

Motion By: Director Van De Polder		Seconded By: N/A	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

6c. Barn 8 Discussion-

Motion: Move the board task the LRPC, look at what are the options are available for Barn 8 and Barn 6, and report to the Board within 90 days.

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

7. New Business

7a. Free Event Policy

Motion: Move that the Board approve the proposed policy. 2025.01 Free Community Events Policy.

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

7b. Sudden Valley Safe Cycling Pump Track -LRPC Update

Motion: Long Range Planning Committee recommends Sudden Valley Safe Cycling consult with the various county jurisdictions needed for approval to build a pump track on SVCA property, and report back to the Board of Directors of the timeline. cost projection, and funding sources to convert the project. The board of directors will have a final decision on when and if the project is approved to move forward.

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

7c. 25 Sudden Valley Drive Mitigation Property Transfer Agreement Ratification

Motion: The Board of Directors, approve the General Manager to accept Lot 61, division 16 (25 Sudden Valley Drive) as an off-site mitigation area lot following the execution of the attached real property transfer agreement.

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

7d. Committee Appointments-LRPC and Safety

Director Meador for LRPC brought forward Chad Avery for committee appointment.
 Director Asai for Safety brought forward Daniel Harris for committee appointment.
 Both members have been vetted.

Motion: Board in favor of committee member appointments.

Motion By: Director Van De Polder		Seconded By: N/A	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

7e. Stable Lane Driveway Easement Approval Amendment

Motion 1: Move that the Board of Directors approve the form of the easement and authorize the General Manager to execute on behalf of SVCA if and only if all five owners who benefit from the easement have it properly signed and notarized.


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

Motion 2: Move to authorize the GM to inform the property owners that SVCA approves their request to install and maintain the driveway surface gravel-filled grid system, following execution by all five owners of the easement form agreement and recording the easement form agreement. The plans, materials, and methods must be reviewed and approved by the SVCA

Maintenance Manager. All County recording expenses and future costs for installing and maintaining the driveway will be paid by the owners, who will benefit from this project.

Motion By: Director Van De Polder		Seconded By Director Henning		
Approved: X	Not Approved:	Tabled:	Died:	
In Favor: Unanimous	Against:	Abstained:		

Adjourned 8:15 PM.

Approved by: 
Linda Bradley, Board of Directors Secretary