



## BOARD OF DIRECTORS REGULAR MEETING

Thursday, February 26, 2026, 7:00 PM

8 Barn View Ct, Multipurpose Room A

### Minutes

**CALLED TO ORDER AT:** 7:01 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 Absent - Excused	8. Joseph Adams Absent - Excused	11. Daniel Rodriguez, ACC Chair Absent - Excused
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 7:01 PM.

**1. President called for motion to adopt the agenda**

**Motion:** Move to adopt the agenda

<b>Motion By:</b> President McLean		<b>Seconded By:</b> Secretary Van de Polder	
<b>Approved:</b> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> Unanimous	<b>Against:</b>	<b>Abstained:</b>	

**2. Announcements**

- Jo Adams has submitted his resignation to the Board
- Marina/Moorage Update: Marina/Moorage storage Kayak rack rentals were due 02/25/2026. If you're on the waitlist, take a minute to visit the Sudden Valley website and check the recreation page. You can see exactly where you stand.
- Sudden Valley archives have been moved to the old accounting offices downstairs in the clubhouse, where they'll be protected and much easier to access.
- Thank Taimi for having another successful High Tea.
- Spring Market coming up March 28th

**3. Property Owner Comments**

- A resident spoke about dog park fencing concerns and asked that the Board talk to the people who go to the dog park before anything is decided.

**4. Consent Agenda**

**Motion:** Move to approve the minutes for the February 12, 2026 meeting.

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

**5. Reports**

5a. No reports

**6. Continuing Business**

**6a.** Committee Business - Rob Gibbs resigned as the Chair of N&E. The Committee needs to meet and select a new Chair. The remaining committee members would try and meet to elect a Chair. This is particularly pressing as the committee needs to deal with the task of replacing outgoing Board member Jo Adams who resigned just prior to the meeting. The committee will ensure that an announcement will be made starting the 30 day window that needs to be left open for people to apply for candidacy to the Board to fill the vacancy. Since Jo resigned on February 26, 30 days would bring us to March 28, which is a Saturday. Linda suggested that the time be extended to March 30, a Monday, and the time could be closed during working hours. Announcements will be placed in the views and wherever the information can get out to people quickly. Applications will be available online, but members need to remember that they must bring a written copy into the office and deliver it to staff.

**6b.** Approval Request – Whatcom County stormwater easement for 101 Polo Park page 5

**Motion 1:** Move that the SVCA Board of Directors approve the proposed easement for 101 Polo Park Dr., to allow access to Whatcom County for the purpose of inspecting the stormwater system.

<b>Motion By:</b> President McLean		<b>Seconded By:</b> Secretary Taimi Van de Polder	
<b>Approved: X</b>	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> Unanimous	<b>Against:</b>	<b>Abstained:</b>	

**6c.** Approval Request – Area Z Garden Club License

**Motion 2:** Move that the SVCA Board of Directors approve the revised Area Z Garden Club License Agreement.

<b>Motion By:</b> President McLean		<b>Seconded By:</b> Linda Bradley	
<b>Approved: X</b>	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> Unanimous	<b>Against:</b>	<b>Abstained:</b>	

**7. New Business**

**7a.** Capital Requests - Bridge Inspections

**Motion:** I move that the board authorize the spend of \$6,976.00 from the 2026 Capital Budget - Roads for the required bi-Annual bridge inspection.

<b>Motion By:</b> President McLean		<b>Seconded By:</b> Secretary Taimi Van de Polder	
<b>Approved: X</b>	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>

<b>In Favor:</b> Unanimous	<b>Against:</b>	<b>Abstained</b>	
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**7b. Capital Request – Turfcare Equipment**

**Motion:** I move that the SVCA Board of Directors approve \$232,505.60 from CRRRF for the purchase of a John Deere 6500A fairway mower, two John Deere triplex mowers, and a Toro H-11 greens roller.

<b>Motion By:</b> President McLean		<b>Seconded By:</b> Director Taimi Van de Polder	
<b>Approved: X</b>	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> Unanimous	<b>Against:</b>	<b>Abstained:</b>	

**7c. Capital Request – 2026 Road Repairs**

**Motion:** I move that the Board of Directors approve the allocation of \$428,714 from the Roads Reserve Fund for the completion of the four road repair and 23 culvert replacement projects proposed for completion in 2026.

<b>Motion By:</b> President McLean		<b>Seconded By:</b> Ray Meador	
<b>Approved: X</b>	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> Unanimous	<b>Against:</b>	<b>Abstained:</b>	

**7d. Capital Request - Clubhouse HVAC**

**Motion:** I move that the SVCA Board of Directors authorize \$44,186 in additional funding for the replacement of the Clubhouse HVAC unit, capital project 9724.06.

**Motion:** I also move that the SVCA Board of Directors approve the award of this contract to Lynden Sheet Metal and authorize the General Manager to execute SVCA’s standard construction contract.

<b>Motion By:</b> President McLean		<b>Seconded By:</b> Secretary Taimi Van de Polder	
<b>Approved: X</b>	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> Unanimous	<b>Against:</b>	<b>Abstained</b>	

**7e. Marina Tennis Court Refurbishment**

**Motion:** I move that the SVCA Board of Directors authorize \$21,120.00 in funding for phase 1 of the marina tennis court refurbishment project.

<b>Motion By:</b> President McLean		<b>Seconded By:</b> Secretary Taimi Van de Polder	
<b>Approved: X</b>	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> Unanimous	<b>Against:</b>	<b>Abstained</b>	

**7f. Funding for Revision of SVCA Bylaws**

**Motion:** I move that the SVCA Board of Directors authorize \$10,000 from the UDR Fund to be used for costs arising from the revision of SVCA’s Bylaws and Rules & Regulations documents.

<b>Motion By:</b> President McLean		<b>Seconded By:</b> Vice President Henning.	
<b>Approved: X</b>	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>

<b>In Favor:</b> Unanimous	<b>Against:</b>	<b>Abstained</b>	
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**7g. Approval Request - Rules & Regulations Revisions**

**Motion:** I move that the SVCA Board of Directors approve the proposed changes to the Rules & Regulations and the addition of the fines described in section 1.11 and 2.1 to SVCA's Fees & Fines Schedule.

<b>Motion By:</b> President McLean		<b>Seconded By:</b> Linda Bradley	
<b>Approved: X</b>	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> Unanimous	<b>Against:</b>	<b>Abstained</b>	

**8. Executive Session – Legal**

**Motion:** Move to close section at 8:07 PM

**Motion:** Coming out of executive session at 8:32 PM. No action taken

<b>Motion By:</b> Director Bradley		<b>Seconded By:</b> Director Bradley	
<b>Approved: X</b>	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> Unanimous	<b>Against:</b>	<b>Abstained</b>	

**Meeting adjourned at 8:32 PM.**

Approved by: \_\_\_\_\_

Taimi Van de Polder, Board of Directors Secretary