



BOARD OF DIRECTORS REGULAR MEETING

Thursday, March 26, 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	9 of 9 BOD members present.
2. Tom Henning, Vice President Present	5. Laurie Robinson Present	8. Linda Bradley Present	
3. Jean Maixner, Treasurer Present	6. Ray Meador Present	9. Daniel Rodriguez, ACC Chair Present	

ATTENDING:

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

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: Move to adopt the agenda

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

2. Announcements

- CTK will be having their Easter event on April 4th
- Spring Fair is on March 28th from 10 AM – 3 PM at the Dance Barn

3. Property Owner Comments

- A resident expressed that they were still not happy with the proposed project on the dog park. They wondered if the survey would be given out before the decision of the dog park. Did not like that the survey only specified dogs instead of pets.
- A resident brought up the county code chapter 604 on “Animal Control”. Read out loud the chapter and how the BOD is responsible for animal control. Brought up that until SVCA fences off the “off leash” dog park, SVCA is violating county law.
- A resident spoke in agreement that dog owners should have their dogs on a leash once they get out of their cars. Brought up the issue of dog owners not picking up dog poop. Is concerned with the space of the fenced off dog park.
- A resident, with a dog, spoke about wanting to go back to how things used to be and how the Marina park was used with kids playing, renting out the pavilion, etc. Asked residents around SVCA that if the dog park fence was put up, would they start using that area again and got an

overwhelming response of yes.

- A resident spoke out about the overuse of the Marina park from non-residents, leaving residents nowhere to park over the Spring and Summer months. They agreed that there should be a fence for the dog park.

4. Consent Agenda

- a. Approval of Meeting Minutes 02/26/2026 – Sent back for corrections
- b. Approval of Meeting Minutes 03/12/2026 – Sent back for corrections

Motion: Move to approve the corrected meeting minutes for the February 26, 2026 meeting and March 12, 2026.

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

5. Reports

5a. None

6. Continuing Business

6a. Committee Business

- Linda Bradley recommended that we hold interviews for the open Board position on April 9. We currently have two applicants. By that time the N & E Committee should have voted on a Chair during their March 30th meeting. That Chair should be the one to start the process of voting for the candidates.

6b. Rental Registration Process & Materials

Motion 1: Move that the Board of Directors approve the proposed processes for initial and ongoing registration.

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

Motion 2: Move that the Board of Directors approve the proposed registration fee of \$350 per property, per year.

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

Motion 3: Move that the Board of Directors approve the proposed fine of \$40, 1st occurrence, and \$80, 2nd occurrence, for parking at a rental property outside of an approved spot.

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

7. New Business

7a. Request for Approval – Community Survey Support

Motion: Move that the Board of Directors approve the proposed survey design as described above, allocate \$18,400 from UDR for this project, and authorize the General Manager to execute a contract with Catapult Insights for third-party support.

Motion By: President McLean		Seconded By: Secretary Van de Polder	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Majority	Against: Vice President Henning	Abstained	

7b. Approval Request – Pool Service & Chemicals

Motion: I move that the SVCA Board of Directors approve the 2026 Cesco Solutions contract and authorize the General Manager to sign it on their behalf.

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

7c. Capital Request – Golf Range Equipment

Motion: Move that the SVCA Board of Directors approve \$22,378.46 from CRRRF for the purchase of the Club Car Carryall, Par West Picking Unit, and Range Servant Ball Washer.

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

7d. Capital Request – Marina Security Upgrade

Motion: I move that the SVCA Board of Directors approve \$19,318.45 from CRRRF for the proposed upgrade to the marina security system.

Motion By: President McLean		Seconded By: General Manager Jo Anne Jensen	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

Meeting adjourned at 9:06 PM.

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