



REGULAR SESSION OF THE BOARD OF DIRECTORS

Thursday, March 27, 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-Absent	10. Robb Gibbs-Zoom
2. Taimi Van de Polder	5. Tom Henning-Excused	8. Rick Asai	11. Daniel Rodriguez
3. Linda Bradley	6. Ray Meador	9. Stu Mitchell	

ATTENDING:

Staff Members: Michael Bennet General Manager, Spencer Huston, IT.

Call to Order

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

Land Acknowledgement and Anti-Racism Statement.

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

Motion: Move to modify the agenda. Add appointment of new committee members.

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

Motion: To amend the agenda.

Move to adopt the amended agenda.

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

2. Announcements.

- Firewise Workshop in May
- Firewise limb pickup will begin April 21. Look for information in the Views.
- Water lily organizational meetings on April 23rd at 7 Pm. And April 26th at 2 Pm
- STR Taskforce Update: Met last week to get acquainted and talk about how we want to approach this. We have five names of people who expressed some interest. Applications are coming in and we are looking for six members on the committee with different viewpoints. Will make an announcement for a call for volunteers.
- CTK Movie night tomorrow night.
- Opening on the Nominations and Elections Committee. If anybody in the community is interested in joining our community. Please volunteer by going to the Sudden Valley website and using the volunteer link.

3. Property owner comments.

Updated information on new Gate 2 water tanks to provide safety and water during an earthquake event. "Shake" monitoring will close one of the tanks the other supply water for emergency.

4. Approval of Minutes

Motion: Board approve the draft Board meeting minutes from 2/27/2025, as provided in the packet.

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

Noted minor correction on item 8d to be corrected

Motion: Move to approve the minutes as per the recommended change.

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

5. Reports

5a. GM Report (Information included in agenda packet pages 6-10)

5b. Financial Report-December 2024-presented by Financial Director, Joel Heverling
(Information included in agenda packet pages 11-16)

5c. Committee Reports

- i. **Architectural Control-** We're continuing to roll out our 2025 policies, and I think the contractors, at this point, all understand the changes that were enacted at the beginning of this year, and we are working with them and the variances are required. Have six on the committee; we could use three additional ACC members if anyone is interested.
- ii. **Document Review-**We have not had any meetings this year yet. There's business from last year that we need to do this year. We are still looking for our member volunteer. I have reached out and we are going to reach out again and see if we can get our third person on the committee, so that we can get things rolling that are from last year.
- iii. **Finance Committee-**Met earlier this week to review capital requests and financial reports. Golf income may be impacted by the wetter and colder weather this year. Revenue will recover nicely with warmer weather and longer daylight hours. Emergency Operation Fund, only about one month of Operations currently, would be nice to have a little better cushion, otherwise, looking good.
- iv. **Long Range Planning-** We have gotten an assignment given to us by the Board for Barn 6 and Barn 8 to produce some good plans for both of those locations. The committee meets on the 1st Thursday each month. We have had three official meetings, and at the second meeting we decided that we would have subcommittees. We will have a little bit more to report after our next board meeting. We are going to put together all the stuff that we learned on both sides. Hopefully, we will have some more concrete information to keep us going forward. We do have a deadline of ninety days, to produce a good plan.
- v. **N&E Committee-** Wanted to just let everybody know that the committee makeup is myself being Chair, the end of my elected term is at the AGM this year. Michael Wadsworth carried over elected member, Jo Jean Kos, and Don Jamtaas are volunteers that were approved by the board. Hopefully, we can get some folks interested in the community that would like to run and build some of those terms. We do have an open position on the committee, Gail Chiarello needed to step away. We are working on the

Roads for the purchase and installation of two (2) pre-engineered bridges.

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

Motion 2: Move that the Board of Directors approve the General Manager to execute a contract with Rapid-Span per their attached quote for \$121,312.00 and RTI per their attached quote for \$134,368.00.

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

6a. Lake Whatcom Policy Group-Appointment Update- Director McLean wants to stay as the Board representative, so just wanted to get approval for us to move to keep him on as the Board representative. Does anyone have any objections to that?

Motion: All in favor of moving Keith back to our contact for the policy group.

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

6c. Organizational Chart Update- the updated org chart was presented showing the current staffing with discussion of minor edits to be completed by staff.

7. New Business

7a. Capital Request-CRRRF-Zero Turn Mower

Motion: Move that the SVCA Board of Directors approve the allocation of \$21,146 from CRRRF for the purchase of a Kubota ZD1211R zero turn mower for the Maintenance Department and authorize the Maintenance & Facilities Manager to coordinate with the Finance Director to complete the purchase.

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

7c. Approval Request-Wildfire Prevention Workshop Funding

Motion: Move that the Board of Directors authorizes the General Manager to direct staff to rent AV equipment, including necessary microphones, and purchase snacks and beverages up to a total of \$500 for the Wildfire Prevention Workshop to be held on May 12, 2025, from 6:30 to 8:00 PM in the Dance Barn; to be paid out of Operations.

Motion By: Director Van de Polder		Seconded By: Director Bradley	
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contract proposal from UniLect that was approved by the Board last month. UniLect has provided an instructional video for how online voting is done and printed helpful hints to use for the membership to understand how online voting works. Working on an informational communication campaign to let our fellow neighbors know how hybrid voting works.

- vi. **Safety Committee-** We have a very busy committee this year. We have the Firewise program coming on May 12. I need to give a big “thank you” to Judy White for organizing and getting speakers lined up. We will be requesting a little funding for renting some AV equipment, and maybe some little snacks and beverages to go on to that evening. Another project we have been working on is plans to build a display, and signage that life jackets are going to be available to be borrowed for folks that either forgot them or do not realize the need to have them for certain floating vessels. We are hoping to get those up for the summer boating season. Thanks to Ted Wang for heading up that project. Another project has been the school safety signage, continuing on from last year. We are concerned about cars not stopping when school buses are picking up and dropping off students. Sandwich board signage has been created from the Admin Office that will help. We are thinking we will try to get some little blinking yellow lights to attach to those, especially in the wintertime, just to help bring attention to those high traffic areas that we are continuing to address. Kolleen Mitchell has heading this project.

6. Continuing Business -NOTE: due to staff present to speak to items 6(b) and 7(b) the Board approved amending the order of the agenda to allow input on these items.

6b. Recreational Membership & Fee Change Proposal (Non-Members)

A memo from last board meeting about just fixing a portion of the fines and fees schedule when it came to how we do, monthly passes, and day passes for both the pool and the fitness center.

Motion: Move to a seasonal price structure for non-members. Obviously, it will stay free for members at this time.

Motion: Table the changes until more information is available regarding short term rentals and use of amenities.

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

Motion: We approve an \$8 access card fee for non-residents who purchase a monthly membership to the pool.

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

7b. Capital Request-Roads-2025 Bridge Projects

Motion 1: Move that the Board of Directors approve the allocation of \$1,088,464.22 from the

Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous X	Against:	Abstained:	

7d. New Committee Appointments

Motion: For Finance Committee I would like to recommend Jean Maixner. She has applied and she has been vetted. She served on the Finance Committee previously and has done a wonderful job. We are anxious to get her back on board.

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

Motion: Move to appoint April West to the LRPC. She has a lot of experience on boards and nonprofit and is very interested in being on the committee.

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

Adjournment: 9:04PM

Approved by: 
Linda Bradley, Board of Directors Secretary

