



BOARD OF DIRECTORS REGULAR MEETING

Thursday, May 14, 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 Excused	10. Rob Gibbs, N&E Chair Excused
2. Tom Henning, Vice President Present	5. Laurie Robinson Excused	8. Mitch Waterman Present	11. Daniel Rodriguez, ACC Chair Present
3. Jean Maixner, Treasurer Excused	6. Ray Meador Present	9. Linda Bradley Present	7 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 7:02 PM.

1. President called for motion to adopt the agenda

Motion 1: Move to adopt the agenda.

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

2. Announcements

- SVCA Member Survey
- Wednesday June 3rd, Party at the Park 6:00 PM -7:30 PM
- Valley Fair July 26 10:30 AM – 3:00 PM
- Neighbors Events June 4th 5:30 PM – 7:00 PM @ Welcome Center
- New golf program for residents, 1 free round of golf up to 2 people during the week M-TH. 1 free bucket of balls for the range each calendar yr. Green fees member discount from 15% to 20%
- Fire Chief, Mitch Nolze, will give a presentation Event on Tuesday, July 21st at 6:30 PM in the Dance Barn. The Fire Department is also offering an inspection program.

3. Property Owner Comments

- Five residents shared concerns about installing a fence at the marina off-leash dog park.
 - A resident requested the Board to hold a community meeting to hear resident feedback.
 - A resident shared concerns about the fence reducing the size of the park.
 - A resident requested more data and documentation regarding incidents at the dog park.

- A resident praised the safety of the off-leash dog park and shared concerns about installing a fence.
- A resident suggested redesigning the proposed fence.
- One resident spoke in favor of installing a fence at the off-leash dog park, citing examples of dogs running around the marina outside of the designated off-leash area.
- A resident spoke about a bus stop upgrade that has been delayed due to the El Agave sign in front of Gate 2.
- A resident requested the Board consider approving a Senior Center in Sudden Valley.
- A resident spoke about a school bus stop.

4. Consent Agenda

Motion: Move to approve the minutes for the April 23, 2026 meeting with corrections.

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

5. Reports

5a. General Manager Report

5b. February Financial Statements

5c. Committee Reports:

- i. Architectural Control
 - The ACC issued a statement regarding the proposed marina dog park fence.
- ii. Document Review
 - Next meeting on 5/20/26 at 4:00 PM.
- iii. Executive
- iv. Finance
 - Recommend appointment of Ken Van de Polder to the Finance Committee. There will be one (1) open seat on the committee following his appointment.
- v. Long-Range Planning
 - Recommend appointment of Barbara Michelson-Harder and James Pinkerton to the Long-Range Planning Committee.
 - Ken Van de Polder has retired from the Long-Range Planning Committee.
- vi. Nominations & Elections
 - There is one (1) opening on the N&E Committee.
 - The N&E Committee is now fully organized, operational, and held its initial meetings in April.
 - The Committee will meet twice each month to prepare for the 2026 election cycle.
 - The Committee’s primary focus currently is on the revision of the Nominations & Elections manual to ensure alignment with Washington State Law.
 - Electronic voting information will be shared with SVCA members as plans are finalized.
 - The Committee will prepare outreach efforts encouraging interested members to run for open positions on the Board of Directors and Architectural Control Committee.
- vii. Safety

6. Continuing Business

6a. Committee Business

Motion: Move to appoint Ken Van de Polder to the Finance Committee.

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

Motion: Move to appoint Barbara Michelson-Harder and James Pinkerton to the Long-Range Planning Committee.

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

6b. Discussion – Renewal of DNR Aquatic Lease

Motion: Move that the Board of Directors approve the proposed Aquatic Lands Lease.

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

7. New Business

7a. Request for Approval – Unilect Contract

Motion: Move that the Board of Directors authorize the GM to sign the proposed contract with Unilect for 2026 election services and approve additional funding from UDR in the amount of \$18,412.25.

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

7b. Request for Approval – 2026 Budget Calendar

Motion: Move that the Board of Directors approve the proposed 2026 Budget Calendar.

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

Discussed and amended the Calendar.

7c. Request for Approval – Revision to Fees & Fines Schedule

Motion: Move that the Board of Directors approve the Fees & Fines revisions as shown.

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

8. Executive Session - Legal and Personnel

Motion: Move to an executive session at 9:40 PM.

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

Motion: Bring the board back to open session at 10:17 PM

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

Motion: Move that the Board of Directors approve our General Manager to move forward with the employment contract

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

Motion: Move that the Board of Directors approves the addition of our General Manager to our board email account.

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

Motion: Move to authorize the General Manager to contact legal counsel and conclude legal settlement as discussed.

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 10:18 PM.

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

Meeting adjourned at 10:18 PM.

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