BOARD OF DIRECTORS REGULAR MEETING

Thursday, July 23, 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 Excused	10. Rob Gibbs, N&E Chair Present
2. Tom Henning, Vice President Present	5. Laurie Robinson Excused	8. Mitch Waterman Present	11. Daniel Rodriguez, ACC Chair Present
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
Joel Heverling, Accounting Manager

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:

Motion By: Vice-President Henning		**Seconded By:** Director Meador	
Approved: X	**Not Approved:**	**Tabled:**	**Died:**
In Favor: Unanimous	**Against:**	**Abstained:**	

2. **Announcements**
   - **2a.** 2026 SVCA Survey has been completed and will be presented to the community in the Dance Barn & Via Zoom on Thursday July 30th
   - **2b.** Application period for candidates for open seats on the Board of Directors & ACC is currently open until September 28 at 4:30 PM
   - **2c.** Valley Fair on Saturday, July 25th
   - **2d.** Reminder that trash cans need to sit outside your house 3ft apart from each can
   - **2e.** Thank you for everyone who came to Firewise presentation

3. **Property Owner Comments:**
   - **3a.** A resident shared their concerns about the build for 32 Lake Louise Dr. Requests that the ACC controls what is being built in this community, not the Board.
   - **3b.** A resident shared their thoughts about dog park and questioned the Boards decision to

fire the old security and hire new ones.

3c. A resident shared their thoughts about the rental registration fee and what it is being used for.

3d. A resident shared their concern about LRPC not giving everyone enough time notice for the Survey results.

4. **Consent Agenda**

Motion: Approval of the meeting minutes for the May 28th meeting with the corrections.

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

5. **Executive Session – Personnel and Legal**

Motion: Move to go into closed sessions.

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

Motion: Move to move back into open session at 8:30 PM

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

6. **Reports**

6a. GM Report

6b. Financial Statements, April

6c. Committee Reports:

i. Architectural Control- New ACC member, Matt Griscom

Motion: Appoint Matt Griscom to the ACC Committee

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

ii. Document Review- Working through Bylaw changes

iii. Finance- Went over Area Z Bridge and approved it

iv. Long Range Planning- Canceled the last LRPC meeting due to town hall meeting

v. Nominations & Elections- Revising the N&E Manual. Going over online voting and candidate forms

7. **Continuing Business**

None

8. <u>New Business</u>

8a. Request for Approval – Proposed Revisions to SVCA Bylaws

Motion: Move that the Board of Directors approve the draft summary and Bylaws revisions presented this evening in the agenda.

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

8b. Request for Approval – Easement for 4 Midnight Court

Motion: Move that the SVCA Board of Directors approve the proposed easement for 4 Midnight Ct and approve a fee of $1,750.00 to cover legal fees, recording fees, and administrative costs.

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

8c. Request for Approval -- Easement for 190 Sudden Valley Drive

Motion: Move that the SVCA Board of Directors approve the proposed easements for 190 Sudden Valley Dr and the proposed fee of $1,500.00 to cover recording fees and administrative costs.

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

8d. Request for Approval -- Area Z Bridge Contract Award

Motion: I move that the SVCA Board of Directors approve the award of a contract to Stremler Gravel for the replacement of the Area Z bridge and authorize the General Manager to execute SVCA's standard construction contract for this work.

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

Meeting adjourned at 9:47 PM

Approved by:____

Taimi Van de Polder, Board of Directors Secretary