



BOARD OF DIRECTORS REGULAR MEETING

Thursday, August 13, 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	10. Rob Gibbs, N&E Chair Present
2. Tom Henning, Vice President Present	5. Laurie Robinson Present	8. Mitch Waterman Present	11. Daniel Rodriguez, ACC Chair Present
3. Jean Maixner, Treasurer Present	6. Ray Meador Present	9. Linda Bradley Present	11 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 7:00 PM

1. President called for motion to adopt the agenda

Motion:

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

2. Announcements

- 2a.** This Saturday August 15th at 1:00 PM Town Hall Meeting for 2027 Budget. Also being streamed live on YouTube. Also will be available through Zoom.
- 2b.** Community event at ReMax from 11:00 AM – 1:00 PM. There will be pizza, face painting and ice cream.
- 2c.** Community Members have an option to opt into electronic voting. If you opted in last year, you will need to opt in again this year.
- 2d.** Ice cream Social for kids and adults at the Library Friday, August 14th from 1:00 PM – 3:00 PM

3. Property Owner Comments:

- 3a.** A resident shared their thoughts on the upcoming Bylaws Revisions. Thought the way the DRC committee used the “red line” changes was a bit messy and hard to understand
- 3b.** A resident shared a packet with the board highlighting the western shore of the marina

and is wondering if that is a community-accessible area. Wants clarification. Also brought to the boards attention that there are stairs that were put in by the owners and needs the association respond before someone gets hurt and lawsuits are filed.

- 3c.** A resident shared their concern with the article that was wrote in The Views and does not think it's fair that the board members used it for the campaign for this upcoming AGM. Also shared their concern on the article written by Director Van de Polder.
- 3d.** A resident shared their concern on maintaining the amenities, including the west shoreline of the Marina Park. Another issue brought up was how articles in The Views are trying to convince the community how they feel about Board decisions, ill-informed, exaggerated, and inaccurate.

4. Consent Agenda

Motion: Approval of the meeting minutes for the July 23rd meeting.

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

5. Reports:

5a. GM Report

5b. Financial Statements – July (Addendum 2)

5c. Committee Reports:

- i. Architectural Control – Introduced new member Matt Griscom.
- ii. Document Review – Finished the review of the Bylaws. Meeting coming up on the 19th, to review the comments made online. Town Hall on August 22nd to present the Bylaws
- iii. Finance – Getting ready for Town Hall on August 15th
- iv. Long Range Planning – The campground area will possibly be used for mountain bike parking. Will need to make an application
- v. Nominations & Elections – Working on the N&E Manual revisions. Received an application from Matt Bilderback to join the committee. Next meeting is Monday August 17th at 6:30 PM via Zoom

6. Continuing Business

6a. Committee Business – Approve Matt Bilderback as a new member in N&E Committee

Motion: Approve Matt Bilderback as a new member in N&E Committee

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

6b. Discussion – Proposed 2027 Operational and Capital Budgets (Addendum 1)

6c. Discussion – Design Details, Proposed Barn 6 Sports Pavilion

The Board recommended the following to be included in the Sports Pavilion

- Skylights were agreed on unanimously, with the dormers removed from the plan

- Roughing in for a generator was agreed upon unanimously
- Adding in cabling for speakers and Cat 6 wiring was agreed upon unanimously
- Putting a full kitchen in the Sports Pavillion – vote passed 6 to 3

7. New Business

7a. Request for Approval – Reduced Vendor Fees for Holiday Market

Motion: I move that the SVCA Board of Directors approve the proposed vendor fees for the 2026 Holiday market.

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

7b. Request for Approval – New Voter Packet Outer Envelope Design

7c. Request for Approval – Revised N&E Manual

Motion: I move that the SVCA Board of Directors approve the revised 2026 N&E Manual approved by council.

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

Meeting adjourned at 9:55 PM

Approved by: _____

Taimi Van de Polder, Board of Directors Secretary