



BOARD OF DIRECTORS REGULAR MEETING

Thursday, August 27, 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 Present	6. Ray Meador Present	9. Linda Bradley Present	8 of 11 BOD members present.

ATTENDING:

STAFF MEMBERS: Jo Anne Jensen, General Manager
Spencer Huston, IT

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: Adopt the agenda

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

2. Announcements

2a. Applications can be submitted by anyone who wants to run as a candidate for either the board, ACC, or N&E. They must be submitted to the admin office in a sealed envelope. Attention the N&E chair. Everyone will be able to do this until Tuesday September 8th at 4:30 PM. WE DO NOT ACCEPT ANY EMAIL APPLICATIONS.

2b. N&E Meeting on September 8th at 4:45 in the Dance Barn, to open applications and do the drawing for the order on the ballot. Candidates are asked to supply a photo and a 100 word bio about themselves.

2c. An 8-year-old child was bitten at the Marina playground next to the dog park and required stitches. It was not a member who had the dog and the dog was off leash. There will be something in The Views regarding the story.

2d. High Tea on Tuesday, September 22nd at 1:30 PM. Calling all skilled bakers because there will be a baking competition.

3. Property Owner Comments:

- A resident shared a message from the grandfather of 8 year old who got bite, asking the board not to publish anything on The Views, not to put it on Facebook or any social media. He wants to tell the story himself.
- A resident discussed the Bylaws amendments regarding proxy voting.
- A resident agreed that we should end the practice of stating address and have a sign in sheet. Also was wondering who directed the GM to pull his article on The Views.
- A resident spoke about transparency. Where can the community have a dialogue with the board. Asked about a new Facebook page that doesn't allow comments. Asked to pull the article of the dog biting incident from FB.

3a. Response to Property Owner Comments from August 13, 2026

- i. Survey feedback question – two directors will prepare a report for the board identifying the top 3-5 issues. Mitch and possibly Sean will volunteer and come out with something within a couple of weeks.
- ii. Jane David's comments – The Board turned the comments into the attorney and talked about them with DRC as well.
- iii. Eric's comments about trail access – Access to the area has not been restricted and remains open and accessible to all members.
- iv. Brad Edwards' comments on The Views – Neither the GM nor Board members see member letters before a first draft is prepared. Bill Helm confirmed that when there are numerous letters, he determines which letters get published.
- v. Nadine's comments of survey response – The survey does not include a category asking members to rate their favorite amenity. Therefore, the claim that 1,400 respondents voted for a particular amenity could not be accurate. As that opinion was not included in the survey, and the total number of respondents was only approximately 1,100.

4. Consent Agenda

Motion: Motion to defer meeting minutes from August 13th until the next regular meeting September 10th for additions

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

5. Continuing Business

5a. Committee Business

- i. None

6. New Business

6a. Request for Approval –AGM Agenda

6b. Request for Approval – Ballot Measures and Explanation

6c. Request for Approval – Final Proposed Revisions to SVCA Bylaws

Motion: I move that the SVCA Board of Directors approve the proposed Bylaw revisions documented to be voted on in two separate measures by the members of the 2026 AGM.

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

Motion: Move that the Board retain Section G as Article 2, Section 7G, the association should not be allowed to cast votes for lots owned by it as is and take out the changes that were proposed.

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

Motion: Eliminate the ability to vote by proxy

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

Motion: Move that the Board approves managing owner comments by policy and not the bylaws.

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

Motion: On Article 4, Section 12, the board retain the desire to include the description of an executive work group in the revised bylaws.

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

Motion: Move that Section 2, Article 1 be included in the bylaws' revisions and become effective January 1, 2028

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

6d. Request for Approval – AC Policy Change

Motion: Move that the SVCA Board of Directors approve the proposed changes to the AC Policies.

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

7. Executive Session – Legal

Motion: Move into closed session at 9:36 PM

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

Motion: Board of Directors approve the resolution regarding the article and The Views.

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

Meeting adjourned at 10:53 PM

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