BOARD OF DIRECTORS REGULAR MEETING

Thursday, September 10, 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 Excused	4. Taimi Van de Polder, Secretary Excused	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 Excused	9. Linda Bradley Present	5 of 11 BOD members present.

ATTENDING:

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

CALL TO ORDER:
Tom Henning, Vice President, called the meeting to order at 7:00 PM

1. **Vice President called for motion to adopt the agenda**
   Motion: Amend the agenda to include 7C, Additional Funds for the 2026 Election

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

2. **<u>Announcements</u>**
   2a.
3. **<u>Property Owner Comments:</u>**
   - A resident presented additional information about the community property along the western Marina shoreline.
   - A resident wanted to thank the Board for retracting the article in The Views. Also shared their thoughts on reducing the dog park and using the west side of the Marina.
   - A resident made a comment about the compliance article that was in the most recent Views regarding campaign signs.
   - A resident made a comment about the shared property on the western side of the Marina. Thinks that property owners should have a fence where the private property ends and where the trail begins.

- A resident spoke on the steps that she saw that were installed along the shoreline of Lake Louise.

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

i. James Pinkerton's comment – Thank you for bringing the issue forward. However, SVCA has a responsibility to report issues that are of concern to the community that happened in a public setting.
ii. Jane Smith's comment – We appreciate your comments, however with online voting we decided not to make those changes.
iii. Brad Edward's comment – Regarding rebuttal of the article, you were given the opportunity to respond. It was outside the scope of the article. Your response did not address your objections.
iv. Barbra's comment – Neither the association nor the board have a new Facebook page.

4. <u>Consent Agenda</u>

Motion: Motion to approve meeting minutes from August 27th meeting

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

Motion: Motion to approve meeting minutes from September 3rd meeting

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

5. <u>Reports</u>

5a. GM Reports
5b. Financial Statements, June 2026
5c. Committee Reports:

i. Architectural Control - None
ii. Document Review – Completed the Bylaw Revisions
iii. Finance - None
iv. LongRange Planning - None
v. Nominations & Elections – Committee held the candidate lottery on Sept. 8th. 13 new candidates submitted applications, 9 for BOD, 3 for ACC, and 1 for N&E. Draft voting materials have been submitted for attorney review, and drafts have been sent out to UNILEC for publication. AGM material drafts for board review tonight

6. <u>Continuing Business</u>

6a. Committee Business

i. Issue with political flyers being posted on mailboxes around SVCA. Flyers posted on mailboxes are NOT allowed. Door-to-door soliciting is also not allowed.

6b. Request for Approval – AC Policy Change

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

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

7. New Business

7a. Request for Approval –Voting Materials

Motion: Move that the Sudden Valley Board of Directors approve the ballot as shown, with changes as discussed.

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

Motion: Move that the Sudden Valley Community Association Board of Directors approve the voting instruction as shown with changes as discussed.

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

Motion: Move that the SVCA Board of Directors approve the voting booklet as shown with changes as discussed.

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

Motion: Move that the SVCA Board of Directors approve the secrecy envelope with changes as discussed.

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

Motion: Move that the SVCA Board of Directors approve the return envelope, front and back, as shown with the changes as discussed.

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

7b. Discussion – Use of Micro-Mobility Vehicles in Sudden Valley

7c. Request for Approval – Additional Funds for the 2026 AGM Election

Motion: Move that the Board of Directors approve an additional $8,295.19 in funding from UDR to pay for the additional printing and postage costs associated with the final version of the proposed Bylaw Revisions.

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

8. Recall to the table – Minutes from the August 27th meeting

Motion: Recall to the table, which voids the earlier vote, that the minutes are approved.

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

Meeting adjourned at 9:02 PM

Approved by:_____

Taimi Van de Polder, Board of Directors Secretary