BOARD OF DIRECTORS REGULAR MEETING

Thursday, October 8, 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: Move to amend the Agenda, to remove 7B under new business of SVCA capital project bidding process.

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

   Motion: Move to amend the Agenda, to add 7C Marina Trail signage to the agenda.

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

2. **<u>Announcements</u>**
   - **2a.** First Candidate Forum will be this Saturday, October 10th from 3:00 PM to 5:00 PM at the Dance Barn
   - **2b.** SVCA Safety Group's meetings are now posted on the website and in the e-blast. Will meet on the third Tuesday of the month at 10:00 AM at the Library conference room.

3. **Property Owner Comments:**
   - Sears Taylor wanted to thank Jo Anne. After complaining about his signs were vandalized two days ago, and after talking with Jo Anne, they haven't been touched since. The second thing he talked about was the signage at the Marina. Brought up that there is supposed to be a trail in between houses 3 & 4, but there is a car blocking the middle of it so it needs to be cleared. Third, he wants the inflation of dues to stick to 3.5%.
   - Peter Hallett wanted to start off by saying thank you to the board for their time volunteering. Lives on Spinnaker Ln and wanted to assure everyone that there has never been a time where he or his neighbors have ever blocked anyone from entering the common area on the Marina shore. Shared that just because two of the BOD members (who live on Spinnaker Ln) voted to support the dog park changes, it does not mean it is ok for them to be targeted. After SVCA did the survey, he and his wife were confronted on numerous occasions by individuals demanding to know what happened to the survey stakes with their phone in hand ready to record. Wanted to set the record straight, that SVCA were the ones who removed the stakes, not the property owners. Lastly, shared with everyone that SVCA residents are NOT paying taxes on the SVCA Common area. That the shoreline property in Sudden Valley is tax exempt and has been since becoming a nonprofit.
   - Lisa Jungclass shares her thoughts about the Spinnaker Ln incident and how the owners on Spinnaker Ln are spreading false narratives. She states that the owners along the Marina wanted a larger yard, so they just took it & bully anyone who challenges it. States that the Board, GM, & compliance manager won't do anything.
   - Laurie Robinson shares her concern that Fees & Fines are not being enforced across the board. There was a blatant disregard of Sudden Valley rules and regulations by a group (Fab5) who decided they didn't have to keep their dogs on a leash in the middle of the road. Secondly, shared that she was against spending $10,000 on the Marina survey.
   - Barbara Harder wanted to clarify that the survey was not $10,000, but $5,000. Had a question about the agenda items for AI meetings, hopes that it does not include BOD meetings. She believes these meetings need dialog between people. Wanted clarification on who runs the SVCA Reports Facebook page.

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

   i. Paul – Mitch Waterman made and incorrect statement that the HOA has no authority over Sudden Valley political signs. Neither the statue nor the case speaks to signs for internal HOA elections to the Board of Directors or committee.

4. **Consent Agenda**

Motion: Motion to approve meeting minutes from September 10th meeting.

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

Motion: Motion to approve meeting minutes from September 24th meeting.

Motion By: President McLean		**Seconded By:** Director Bradley	
Approved: X	**Not Approved:**	**Tabled:**	**Died:**

In Favor: Unanimous	**Against:**	**Abstained:**	

5. **Reports**
   - **5a.** GM Report
   - **5b.** Financial Statements, July 2026
   - **5c.** Committee Reports:
     i. Architectural Committee – None
     ii. Document Review – Finished revisions to the bylaws. A couple of Agenda topics
     iii. Finance – Meeting this next week. General brainstorming meeting, last one before elections.
     iv. Longe Range Planning – 3, 5, 10 year plan
     v. Nominations & Elections – Next meeting 26th 6:30 PM via Zoom. First candidate forum Saturday, the 10th. The second forum, is going to be Wednesday October 21st from 6:30 PM – 8:30 PM at the Dance Barn. Any questions to be directed to bodgibbs@suddenvalley.com. For consent on e-ballots, expect your e-ballot come in the following Wednesday.

6. **Continuing Business**
   - **6a. Committee Business** – None
   - **6b. DRC Proposals for Board Publication Policy, Other Actions -**
     Motion: Move the board approve the options for the board publication policy and The Views newspaper amendment.

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

   - **6c. Request for Approval – Revisions to Employee Handbook**
     Motion: Move that the SVCA Board of Directors approve revisions to the SVCA Employment Handbook as detailed in the attached redline document to become effective immediately.

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

7. **New Business**
   - **7a. Request for Approval – Offer to Purchase 63 Louise View Dr**
     Motion: Move that the SVCA Board of Directors approve the offer to purchase the undeveloped lot located at 63 Louise View Drive for the full list price of $10,000, and authorize Board President Keith McLean to sign the offer on their behalf.

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

7b. REMOVED

7c. Request for Approval – Marina Trail Signage

Motion – Move that the board approve proposed actions and signage for Marina trail including no public access between houses and a 10-foot set back.

Motion By: President McLean		**Seconded By:** Director Bradley	
Approved: X	**Not Approved:**	**Tabled:**	**Died:**
In Favor: 5	**Against:**	**Abstained: 3**	

8. Personnel and Legal

Motion: Motion to go into executive session at 9:24.

Motion: Motion to go back into open session at 11:07 PM

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

As a result of closed session, the board has decided to take an action. It's personnel action and will not be discussed publicly.

Meeting adjourned at 11:07 PM

Approved by:_____

Taimi Van de Polder, Board of Directors Secretary