BOARD OF DIRECTORS REGULAR MEETING

Thursday, October 22, 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 Excused
3. Jean Maixner, Treasurer Via Zoom	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
Ben Hancock, Larson Gross Auditor

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: Move to adopt the Agenda

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

2. **Announcements**
   - **2a.** Breakfast with Santa will be December 12th 7:00 PM at El Agave
   - **2b.** Meet and Greet with the candidates this Sunday the 25th, from 2PM – 4PM at the Dance Barn
   - **2c.** We have closed the search for volunteers for the day of the AGM
   - **2d.** We have received 75 e-ballots returned and 191 signed mail ballots received. Through the drop box, we received 55 ballots, only 52 were valid. One didn't come in the blue envelope.

3. **Property Owner Comments:**
   - Sears Taylor wanted say how beautiful the new gym equipment is. Also wanted to thank

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Tom for the insightful conversation they had at the "Get out and vote" event. Stated that he is in support of the Fab5. He does not agree with the 6 or 7% increase for dues, he wants to see the Recreation building looked at very carefully, he is not in favor of the 10-foot giveaway on the West Marina Park.

- Linda Bradley wanted to share how much she's enjoyed serving on the board with everyone.
- Carrie Van de Polder spoke about the incident that happened on the west side of the Marina. Many incidents happened after the initial one and it was starting to feel very targeted.
- Laurie Robinson spoke her thoughts about the Facebook page and wanting people to be careful about what you believe on social media.
- Cinda Herren came up to defend her side regarding the incident that happened at the west side of the marina.
- Seth Norman warns people that the image of Sudden Valley will collapse with everything going on.

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

i. None

4. <u>Consent Agenda</u>

Motion: Motion to approve meeting minutes from October 8th meeting.

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

5. <u>Reports</u>

5a. Review of 2025 Financial Audit

Secretary Van de Polder and Director Meador recused themselves for the next order of business at 7:52 PM

6. <u>Continuing Business</u>

6a. Committee Business – None

6b. Procedural Actions

Motion 1: I move to rescind the motion approved by the Board on October 8, 2026, regarding the Marina Trail. The motion stated: "Move that the board approve proposed actions and signage for Marina Trail including no public access between houses and a 10-foot setback."

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

Motion 2: I move that the Board of Directors approve the placement of two small signs on the wooden bollards already in place at the entrance to the Marina Trail with the following wording: Sign #1 will read, "Marina Trail. Open dawn to dusk." ; Sign #2 will

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read, "No Pets Allowed."

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

Motion 3: I move that the Board of Directors approve the restriction of foot traffic on the green belt located between 6 and 8 Spinnaker Lane to Maintenance staff only.

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

Motion 4: I move that the Board of Directors approve the placement of a painted line at a ten (10) foot setback from the surveyed property boundary to denote the effective boundary of the Marina Trail for park visitors.

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

Secretary Van de Polder and Director Meador returned to the meeting at 9:04 PM

7. <u>New Business</u>

7a. Request for Approval – Proposed Prorated Dry Slip Rental Fee

Motion: I move that the Board of Directors approve a pro-rated fee of $50/month (payable in one installment at the initiation of the rental) for dry slip rentals beginning between September and December.

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

8. Personnel and Legal

Motion: Motion to go into executive session at 8:10 PM

Motion: Motion to go back into open session at 8:38 PM

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

Motion: Move that the Board approves the personnel hiring action as discussed.

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

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Meeting adjourned at 8:39 PM

Approved by:_____

Taimi Van de Polder, Board of Directors Secretary

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