

1 SUDDEN VALLEY COMMUNITY ASSOCIATION
2 BOARD OF DIRECTORS MEETING MINUTES
3 AUGUST 27TH, 2015
4 DANCE BARN
5 7:00 PM

6 In Attendance:

7 Larry Brown, President
8
9 Carol Bauman, Vice President
10 Leslie McRoberts, Secretary
11 Carol Houlton, Treasurer – Excused Absence
12 Samantha Rorabaugh
13 Nick Flacco
14 Grace Shaffner – Excused Absence
15 David Narsico
16 Mike D’Angelo
17 Georgia Allen, Acting N&E Chair
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19
20 Community Members: 5
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22 Sudden Valley Staff: Mitch Waterman, Managing Director
23 Jennifer Spidle, Accounting Manager
24 Sarah Pratt, Administrative Specialist
25

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27 I. CALL TO ORDER

28 A. The meeting was called to order at 7:03 PM.

29 II. ROLL CALL

30 A. All were present with the exception of Directors Shaffner and Houlton, who had
31 excused absences.

32 III. ADOPTION OF AGENDA

33 A. Add “Change to SV Rules & Regulations” as an agenda item.

34 B. Agenda adopted by acclamation.

35 IV. ANNOUNCEMENTS

36 A. MD noted that Spring Road seems to be working well.

37 B. MD gave details on water leak discovered in the Clubhouse. It is currently
38 leaking 3-5 gallons per minute. The Clubhouse hot water tank also failed today.
39 It was determined the pipe had been past its usable life.

40 C. Director McRoberts announced that candidates’ applications are due at Admin by
41 4:30PM on Sep. 8.

42 D. Director Brown announced that the next regularly scheduled Finance meeting will
43 be September 2nd at 6:30 in the MPR.

44 E. Director Rorabaugh announced the LRPC meeting will be on August 31st in the
45 Creekside Café.

46 V. PROPERTY OWNER COMMENTS

- 47 A. A member sought clarification on a specific budget items that will be voted on.
- 48 B. A member expressed concern over the dues increases for vacant lot owners.

49 VI. BOARD COMMENTS

- 50 A. In response to the homeowner's comment, Director D'Angelo stated that the
- 51 increase in dues for undeveloped lots is actually less.
- 52 B. Director Allen thanked everyone for their concern, but her absence at the last
- 53 meeting was actually prearranged.
- 54 C. Director McRoberts explained differences between developed and undeveloped
- 55 lot fees.
- 56 D. President Brown announced that SVCA has been unofficially notified that
- 57 Verizon is instructed to respond to the County letter regarding the cell tower.
- 58 E. Brent Lindquist from the Sudden Valley Views announced that he has a camera
- 59 available for community events.

60 VII. APPROVAL OF MINUTES AND VOTING AS NECESSARY

61 **MOTION:** Director Rorabaugh moved approval of all minutes included in the packet.
62 Director Bauman seconded the motion and it passed unanimously.

63 VIII. MD REPORT

- 64 A. Managing Director Mitch Waterman gave a report of activities through August,
- 65 2015. Primary points of interest included:
 - 66 i. 14 lots are in the process of being sold.
 - 67 ii. \$360,000 has been brought in via collections to date; the small claims
 - 68 court process is continuing.
 - 69 iii. The newly launched website is doing well, with traffic steadily increasing.
 - 70 1. **ACTION ITEM:** Staff needs to look at launching the AGM page.
 - 71 iv. SVCA has arranged for a Haunted House with the YMCA for Halloween.
 - 72 v. Golf revenue is 13% above what it was for the same time period in 2014.
 - 73 vi. The Sheriff's office agreed that red and white lights are allowed for
 - 74 Security vehicles on Sudden Valley property or from one gate to another.

75 IX. TREASURER'S REPORT

- 76 A. Approval of Minutes for 7/15/15, 7/23/15, and 8/12/15
- 77 **MOTION:** Director Rorabaugh moved that the Board approve the minutes as submitted.
- 78 The motion passed unanimously.

79 X. COMMITTEE REPORTS AND VOTING AS NECESSARY

- 80 A. Architectural Control Committee
 - 81 i. As submitted.
- 82 B. Communication Committee
 - 83 i. As submitted.
- 84 C. Document Review Committee
 - 85 i. No report.
- 86 D. Emergency Preparedness Committee

87 i. Director D'Angelo reported that the next meeting will take place at the
88 Fire House on September 8th at 9:00 a.m.

89 E. Long-Range Planning Committee

90 i. Director Rorabaugh reported that the LRPC is currently in the process of
91 working on an actual plan for operations. President Brown noted that
92 LRPC documents should be stored on the Sudden Valley server.

93 F. Nominations & Elections:

94 i. Director Allen stated that a letter would be sent to the candidates with the
95 correct Forum dates. Documents for the AGM are not ready for either
96 printing or assembling at this time. Committee chairs need to prepare
97 annual reports for AGM.

98 XI. CONTINUING BUSINESS AND VOTING AS NECESSARY

99 A. Change to SV Rules & Regulations

100 i. Tabled until the next meeting.

101 B. Budget Discussion

102 i. MD explained staff did some work regarding the discussion on lot
103 combining.

104 1. Jennifer reported that Gil went through four divisions; in those
105 divisions there were 48 lots that could potentially be joined.
106 Sudden Valley is losing over \$1 million in dues revenue annually
107 because of lots that have been joined, greenspace, and Sudden
108 Valley owned lots.

109 XII. NEW BUSINESS AND VOTING AS NECESSARY

110 A. Library Insurance Claim

111 i. MD announced that he has requested \$150,000 reimbursement for the
112 library. SVCA has received, to date, \$3,000 of this amount. He wishes to
113 initiate a commercial appraisal of the library barn to produce a dollar value
114 for the insurance claim.

115 ii. The Board agreed that this was a good decision and gave permission to do
116 so.

117 XIII. CLOSED SESSION

118 The meeting was adjourned to closed session at 7:58 PM.

119 XIV. ADJOURNMENT

120 The Board returned from closed session at 9:20PM and adjourned at 9:21PM.