BOARD OF DIRECTORS BUSINESS MEETING MINUTES
Annual General Meeting
November 7, 2026

ASSOCIATION NAME: Sudden Valley Community Association
DATE AND LOCATION: SATURDAY, NOVEMBER 7, 2026, Dance Barn
CALLED TO ORDER AT: 1:06 PM
AUDIENCE MEMBERS: A quorum of sixty-seven members were present.

BOARD MEMBERS PRESENT:

1. Keith McLean - President	4. Jean Maixner - Treasurer	7. Linda Bradley	10. Rob Gibbs
2. Tom Henning – Vice President	5. Ray Meador	8. Mitch Waterman	
3. Taimi Van de Polder - Secretary	6. Sean Chaffee	9. Daniel Rodriguez	

STAFF MEMBERS: Jo Anne Jensen, General Manager
Spencer Huston, IT
Carmen Urtecho, Office Manager
Kumiko Juker, Administrative Assistant

PARLIAMENTARIAN: John Berg

I. Call to Order
The meeting was called to order by President McLean at 1:06 PM who stated he would be serving as the presiding officer to allow the members to do the work of the annual general meeting.

II. Introduction of Parliamentarian
President McLean introduced the Parliamentarian, John Berg. Berg has worked with Sudden Valley for quite a few years now.

Meeting Procedures
Robert's Rules of Order 12th Edition shall govern this meeting.
The Parliamentarian explained the rules for speaking during the meeting. The President reread the rules for speaking for clarity.
The President announced the proposed rules and asked if any objections. Hearing none, they were adopted.

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He recognized his fellow board members, most of whom were present at the meeting. Thanked the Board and committee members for their service this year. Thanked the General Manager, department managers, and staff for their work in support of the day-to-day operations of this community.

III. Certificate of Quorum

As of 1:09 PM there were sixty-seven members present in the Dance Barn. A quorum is present.

IV. Proof of Notice Annual General Meeting

Secretary, Taimi Van de Polder

The notice of the annual meeting addressed to all members at the address on record with the Association Administration Office, ninety-three ballot packets were dropped into the Canada Post mailing system on Thursday, September 24th, 2026. Three thousand-twenty domestic ballots and two international non-Canadian ballot packets were dropped into the U.S. postal system on Tuesday, September 29th, 2026, satisfying the Bylaws requirement that notice be mailed at least 30 days before the meeting. The Secretary is in receipt of the postal service reports of the mailing.

V. Approval of 2025 AGM Minutes

The minutes for the 2025 annual meeting were reviewed by the board and were made available on the Sudden Valley website under the AGM Button for this event for the membership's review. Are there any corrections to the minutes?
Hearing none, the minutes are approved as presented.

As per the advice of our Parliamentarian, based on Roberts Rules, 48.12, we propose to authorize the Board to approve the minutes of the 2026 meeting. Are there any objections?
Hearing none, this proposal is adopted.

VI. Introduction of the Board of Directors Candidates. N&E Chair

N&E Chair commented on the election process. For the sixth straight year, SVCA's balloting is being handled by a third-party election vendor, UniLect Election Services. UniLect is responsible for printing, mailing, emailing, registering, and counting ballots.

Volunteer observers were present during the counting, and a video of the process is available on SVCA's YouTube channel. N&E Chair thanks the community for supporting the third-party process. 2026 is the second year in which the Board of Directors approved an online option for submitting ballots.

It was announced that there were five open positions for the Board of Directors, three directors will have a three (3) year term, one director will have a two (2) year term, and one director will have a one-year term. The list of names appearing on the ballot in order are:

- Brad Edwards
- James Pinkerton
- Tom Henning
- Tomi Flack

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- Keith McLean
- Daniel Rodriguez
- Robert Livingston
- Jonathan Elliott

VII. Introduction of the Nominations and Elections Committee Candidates
The N&E Committee has five (5) open positions for the election; each committee member will have a two (2) year term. There was one (1) candidate for the committee.

Matt Bilderback.

Members who were previously elected may stay on the committee until a candidate applies and is elected to replace them.

This committee will be soliciting interested candidates to serve on the 2027 committee. N&E Chair asks those interested in volunteering to fill out an application on the Sudden Valley website.

VIII. Introduction of the Architectural Control Committee Candidates
The Architectural Control Committee has five (5) open positions for the election. Each committee member will have a three (3) year term. There were three (3) candidates for the committee.

Jo Jean Kos
Matt Griscom
Patric Zwolenski

This committee will be soliciting interested candidates to serve on the 2027 committee. N&E Chair asks those interested in volunteering to fill out an application on the Sudden Valley website.

IX. NEW BUSINESS

a. Measure 1
Shall the Sudden Valley Community Association's 2027 Annual Consolidated Budget, which provides for assessment revenue of $6,264,924 and non-assessment revenue of $2,165,474 for a total combined assessment and non-assessment revenue of $8,430,398 be approved or rejected?

The Treasurer presented the 2027 budget.

Discussion: No members addressed the Board on the 2027 budget.

b. Measure 2
Shall the Bylaw revisions proposed to align with 2026 WA WUCIOA statutes be approved or rejected?

No discussion

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c. Measure 3
Do you approve or reject the Bylaw revisions proposed to align with WA State statutes to be effective for SVCA on January 1, 2028?

No discussion

This concluded the presentation of the Candidates and ballot measures members instructed to vote their ballots.
N&E members collected any floor ballots voted.

X. Committee Reports
The committee reports will be posted to the Sudden Valley website for viewing after the AGM.

XI. President's Report
President Keith McLean made a report.

XII. Treasurer's Report
Director Maixner, Treasurer, made a report.

XIII. General Manager Report
General Manager Jo Anne Jensen made a report.

XIV. Property Owners' Comments
Property owners made comments.

XV. Election Results

The Chair declares Robert Livingston, Brad Edwards, and James Pinkerton as elected to the Board of Directors for three (3) year terms, Tomi Flack as elected to the Board of Directors for a two (2) year term, and Daniel Rodriguez as elected to the Board of Directors for a one (1) year term.

a. Board of Directors

• Robert Livingston	1055	3-year term
• Brad Edwards	1024	3-year term
• James Pinkerton	1018	3-year term
• Tomi Flack	994	2-year term
• Daniel Rodriguez	989	1-year term
• Jon Elliott	406	
• Keith McLean	363	
• Tom Henning	336	

For the ACC, Jo Jean Kos, Matt Griscom, and Patric Zwolenski has been elected to a three (3) year term on the Architectural Control Committee.

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b. ACC Committee

- Jo Jean Kos 907 3-year term
- Matt Griscom 900 3-year term
- Patric Zwolenski 831 3-year term

For the N&E Committee, Matt Bilderback has been elected to a two (w) year term on the Nominations and Elections Committee.

c. N&E Committee

- Matt Bilderback 1041 2-year term

d. Measure 1
Approve the proposed budget.
Approve 617
Reject 740
APPROVED
There being less than a majority of total owners rejecting the budget, the budget is approved.

e. Measure 2
Bylaw Amendment
Approve 908
Reject 405
APPROVED
There being at least two-thirds approving, this amendment has been adopted.

f. Measure 3
Bylaw Amendment
Approve 900
Reject 405
APPROVED
There being at least two-thirds approving, this amendment has been adopted

XVI. Announcements
Announced that an open Organizational meeting of the new board was held immediately following the adjournment of the AGM in Multi-Purpose Room A. Members were invited to attend if they wished.

XVII. Adjourned 2:30 p.m.

Note:
AGM Minutes Approved: As per the advice of our Parliamentarian, based on Roberts Rules, 48.12, we propose to authorize the Board to approve the minutes of the 2026 meeting. Are there any objections?

Hearing none, this proposal is adopted.

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