

**Sudden Valley Community Association
Special General Meeting
April 21st, 2018 at the Dance Barn
1:00 PM**

I. Call to Order at 1:00 PM by Chair Larry Brown.

President Brown welcomed the attendees. He introduced himself as the President of the Association, but stated that today he was serving as the presiding officer to provide the procedures to allow the members to do the work of this special meeting.

II. Chair Brown then introduced Ann McCartney, our Parliamentarian, who assisted him with the procedures.

Chair Brown introduced the attending Board of Directors on the podium: David Narsico, Carol Houlton, and Rich Bailey.

Chair Brown introduced the SVCA Staff members in attendance; Mitch Waterman, Lisa Letchworth, and Norm Smith. Additionally, Brent Lindquist of the Sudden Valley Views was present.

Chair Brown reminded the Board and the members that this was a meeting of the general membership, not a meeting of the Board of Directors. The Board members had been placed up front so that the membership could see them, but they were participating, in the meeting, as ordinary members of the Sudden Valley Community Association.

III. Treasurer Houlton, in place of the Secretary, certified the quorum as of 1:10 PM stating the minimum requirement for a quorum of 50 members present had been met.

IV. Treasurer Houlton, in place of the Secretary, then gave proof of Notice of the Meeting. The Notice of the Special Meeting addressed to all members at the address on record at the Association Administration office was placed in the mail on March 22nd, 2018. She then held up a notice addressed to the SVCA Secretary (Director McRoberts) that was received by her at her residence.

Chair Brown stated because of the number of people present and the difference of opinions on the issue, the Parliamentarian suggested the rules of debate be reviewed.

Treasurer Houlton reviewed the rules that had been adopted as contained within Roberts Rules of Order Newly Revised and in state RCWs, with the exception of the speaker identification and speaking limits, which have been the traditional practice at General Meetings. Treasurer Houlton stated that in order to maintain decorum, the 11th Edition of Roberts Rules of Order governed the meeting.

V. New Business

Chair Brown turned to the business of the meeting: the consideration of the proposed Operations Special Assessment.

The new business to come before the assembly consisted of one measure. This measure requires a 60% majority affirmative vote of the votes cast to be adopted. Members received the explanation of the measure in their elections packet and had the opportunity to attend Town Hall meetings on the measure.

Chair Brown stated that Treasurer, Carol Houlton, would present the measure, discussion would follow the presentation and ballots would be collected from the floor.

Chair Brown stated, “No motions or amendments are in order as it is essential that those of you present and those voting by mail-in ballot are voting on the exact same measure.” He opened the floor for discussion regarding the rules; there was no discussion.

Operations Special Assessment Measure: Shall SVCA Approve an Operations Special Assessment for sixty (60) months, of \$10.48 for developed lots, and \$7.36 for undeveloped lots, increased by 3% on January 1 of each year, to pay for recreation maintenance and operations funding in Sudden Valley as outlined and defined in the accompanying Petitioned Ballot Measure approved on March 1, 2018?

President Brown opened the floor for informational questions to the 4 Community Members who initiated the petition: Sommer Cronk, Whitney

Pearce, Robin Deter, and Karen Borchert. Following questions to the Petitioning Community Members, he opened the floor for general discussion regarding the ballot measure. Brief discussion ensued. At the end of the discussion period, members were asked to mark their ballots on the proposed measure; the ballots were collected from the floor and the polls closed on the Operations Special Assessment measure.

VI. Property Owner Comments

A Member expressed his delighted feelings regarding the discussions had. He was saddened that a Real Estate Company held the Fishing Derby instead of Sudden Valley.

VII. The uncertified results were placed on the screen.

There were **987** votes (or 66.8%) cast in favor of the Operation Special Assessment Measure 2018 and **490** votes (or 33.2%) opposed to the Operations Special Assessment Measure 2018. The SVCA Bylaws requirement that a special assessment is passed if 60% or more of the voting members in good standing approve the measure was met, and the measure passed.

VIII. Announcements

President Brown announced that late last week the Association was informed by the Attorney that on March the 27th, the Governor signed a bill, SB 6175. That bill contained new law applicable to Washington Homeowners Associations. According to the attorney's analysis, which was just received early this week, in that statute sections 117 and 326 this new controlling HOA law will apply to Sudden Valley as of July 1st, 2018. The Board will be working with the SVCA attorney to determine how best to assess the impact. This Thursday, the Board will be discussing the Attorney's letter in Closed Session. The Closed Session will be at the beginning of the meeting. The attorney has informed the President that state law now supersedes the budget funding requirement. The vote for a unified budget includes funding and has to be rejected by 50% of all Members of the Association in order to fail.

IX. Adjournment

The meeting was adjourned at 1:39 PM

Approved By: _____
Leslie McRoberts, Board of Directors Secretary