

1 SUDDEN VALLEY COMMUNITY ASSOCIATION
2 BOARD OF DIRECTORS MEETING MINUTES
3 THURSDAY, June 11, 2015
4 Dance Barn
5 7:00 P.M.
6

7 In Attendance: Larry Brown, President
8 Carol Bauman, Vice President
9 Leslie McRoberts, Secretary
10 Carol Houlton, Treasurer
11 David Narsico
12 Grace Shaffner
13 Nick Flacco
14 Mike D' Angelo
15 Samantha Rorabaugh
16 Georgia Allen, Acting N&E Chair
17 Curt Casey, ACC Chair
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19 Sudden Valley Staff: Mitch Waterman, Managing Director
20 Norm Smith, Safety and Compliance
21 Jennifer Spidle, Accounting Manager
22 Brittany Melo, Administrative Specialist
23 Community Members: 6
24

25 I. CALL TO ORDER

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

27 II. ROLL CALL

28 All Directors were present.

29 III. ADOPTION OF AGENDA

30 The agenda was adopted as amended.

31 IV. ANNOUNCEMENTS

32 It was announced that Curt Casey is the new ACC representative following the
33 resignation of Jo Jean Kos.

34 V. PROPERTY OWNER COMMENTS

35 A member noted that the 2015 bylaws were incorrect on the Web site; the 2014 AGM
36 changes had not been added to the non-member area. Managing Director Waterman
37 stated that this will be fixed immediately.

38 VI. BOARD COMMENTS

39 Director Flacco asked for a clarification of the difference between the members' site on
40 the Web page and non-member access. Director Brown explained.

41 VII. CONTINUING BUSINESS

42 A. Executive Committee Attendance at Staff Meetings

43 **MOTION:** Director Houlton moved to discontinue official Board presence at
44 staff meetings. The motion was seconded by Director Rorabaugh.

45 **MOTION:** Director D'Angelo moved to amend the motion by saying that Board
46 members may attend staff meetings in an unofficial capacity. It was seconded by
47 Director Rorabaugh.

48 **MOTION:** Director Narsico moved a second amendment to state that Board
49 members would be restricted to no more than one visit a month. It was seconded
50 by Carol Bauman and failed with 2 in favor, 3 opposed and 3 abstained.

51 - The first proposed amendment was retracted by Director D'Angelo and
52 Director Rorabaugh. The original motion passed with 6 in favor, Director
53 Narsico opposed, and Director Rorabaugh abstaining.

54 Managing Director Waterman then stated that Board members would be
55 welcome at staff meetings one at a time if they call first to schedule.

56 B. Approval of long Range Planning Committee Members

57 **MOTION:** Director Rorabaugh moved that candidates 2 through 4 on the
58 attached list be approved as members of the Long Range Planning Committee. It
59 was seconded by Director D'Angelo and approved by acclamation on the
60 condition that they are confirmed to be in good standing.

61 VIII. NEW BUSINESS

62 A. Illegally Parked Conveyances

63 The list of illegally parked conveyances is attached to the agenda. There has been no
64 enforcement for many years and so the list of violations has grown ahead of Sudden
65 Valley's development of locations to store these conveyances. Director Brown polled
66 the Board members for their opinion on this matter.

- 67 - Director Narsico – Charge a fee until a final solution is available.
- 68 - Director D'Angelo – Look for a solution.
- 69 - Director Rorabaugh – To make it fair for everyone, charge them.
- 70 - Director Flacco – Follow the rules, go outside Sudden Valley to find
- 71 available locations for storage if necessary, develop additional approved
- 72 locations.
- 73 - Director McRoberts – Wasn't sure if it was implied that Sudden Valley
- 74 would develop storage locations when the rule was put in place.
- 75 - Director Bauman – These conveyances have become an eyesore and a storage
- 76 location needs to be found.
- 77 - Director Houlton – Don't know where we could develop additional storage
- 78 because of watershed issues.
- 79 - Director Shaffner – It is the responsibility of the homeowner to find a storage
- 80 location.
- 81 - Director Brown – Enforce the Rules and Regulations.

82 **MOTION:** Director Rorabaugh moved that we go forward with normal enforcement
83 procedures. It was seconded by Director D'Angelo and passed with 6 in favor,
84 Director McRoberts opposed, and Director Narsico abstaining.

85 Managing Director Waterman presented as options a screened area on their property
86 or assistance from Sudden Valley to find a storage location which is equitable in

- 87 cost. He stated that step one is to send a letter to the homeowners in question and
88 give them a chance to get in compliance, also asking them to get in touch with the
89 ACC to find potential solutions.
- 90 B. Fines, Fees & Rates Update: Approval of New Golf Fees
91 **MOTION:** Director Bauman moved to approve new Foot Golf fees. It was seconded
92 by Director Rorabaugh and approved unanimously.
- 93 C. Board Attendance at Finance Committee Meetings
94 Director Flacco encouraged all Board members to attend Finance Committee
95 meetings for an in depth discussion of financial decisions.
- 96 D. Capital Approval
97 1. Telephones - Removed
98 2. IT Project Management
99 **MOTION:** Director Houlton moved to approve an amount of \$7,830.00 funded
100 equally by the contingencies of the CRRRF projects requiring integration. The
101 motion was seconded by Director Rorabaugh and passed unanimously.
- 102 E. Sale of SVCA Lots
103 Managing Director Waterman informed the Board he is beginning to sell some 70+
104 SVCA owned lots per previous Board approval. Those which are considered
105 unbuildable will be offered to the immediately adjacent neighbors who will be
106 required to file a covenant to bind. We will be saving money because we will no
107 longer be required to pay taxes on these lots.
- 108 F. UDR Funding Request
109 **MOTION:** Director Houlton moved to approve the transfer of \$34,019.00 of UDR
110 funds to FY2015 operating accounts to fund the Member Approved Deficit of
111 \$282,839. The motion was seconded by Director Rorabaugh and approved
112 unanimously.
- 113 G. Marina Area: Dog Off-Leash/General Pet Issues
114 Safety and Compliance officer Norm Smith described an incident at the off leash dog
115 area in which a small dog was mauled by a larger one.
116 **MOTION:** Director Houlton moved that dogs be required to be on leash in that area
117 for the next 30 days and that staff report back in 2 weeks with a proposed solution to
118 this problem. Director Bauman seconded the motion and it failed with 2 in favor and
119 6 opposed.
- 120 H. 2016 Budget Assumptions
121 Accounting Manager Jennifer Spidle reported on an extensive list of items that will
122 be included in the 2016 budget. The first cut of the 2016 Budget will be presented to
123 the Board at the next meeting.
- 124 I. Formal Reports on Website
125 Managing Director Waterman reported that Community Reports, some of which are
126 many years old, will be published on the new Web site for member information.
- 127 J. Board Meeting Start Time
128 Director Brown stated that, because of a lack of attendance at pre-meeting
129 opportunities for members to talk with Board members, future meeting times for
130 Board meetings will be 7 PM.
- 131 K. ACC Qualifications Handout

132 The Board briefly discussed a handout from the ACC describing the duties and
133 desired qualifications for ACC members.

134 IX. CLOSED SESSION FOR LEGAL MATTERS

135 **MOTION:** Director Bauman moved to go into closed session at 9:50PM. The
136 motion was seconded by Director Rorabaugh and passed unanimously.

137 X. RETURN FROM CLOSED SESSION

138 The Board returned from Closed Session at 10:23PM.

139 XI. ADJOURNMENT

140 **MOTION:** Director McRoberts moved to adjourn. The motion was seconded by
141 Director D'Angelo and the meeting was adjourned at 10:24PM.

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144 Amendments Approved By:

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Leslie McRoberts, *Board of Directors Secretary*

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