

1 **BOARD OF DIRECTORS BUSINESS MEETING MINUTES**

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3 **ASSOCIATION NAME:** Sudden Valley Community Association

4 **DATE AND LOCATION:** Thursday, July 14, 2022 [Remote Meeting]

5 **CALLED TO ORDER AT:** 7:03 PM

6 **AUDIENCE MEMBERS:** Not Recorded

7  
8 **BOARD MEMBERS PRESENT:**

1. Andrew Tischleder	3. Sam Shahan	5. Nancy Alyanak	7. Kanu Sharma
2. Sonia Voldt	4. Sandi Mitchell	6. Taimi Van de Polder	8. Brian Cope

9  
10 **BOARD MEMBERS ABSENT:** Keith McLean; excused, Josh Bowens; excused

11 **STAFF MEMBERS:** Dan Pike, *General Manager*, Jon Kaer, *Technology Administrator*

12 **GUESTS:** Leora Watson, *Editor for The Views*; Tyler Andrews, *PNW Services*

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14 **This meeting was opened with an affirmation of SVCA’s Land Acknowledgement and Anti-Racism Statements.**

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16 **1. ADOPTION OF AGENDA**

- 17 a. The agenda was adopted

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19 **MOTION TO:** Adopt the Agenda

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21 **MOTION BY:** Director Cope \_\_\_\_\_ **SECONDED BY:** Director Shahan \_\_\_\_\_

22 **APPROVED:** X \_\_\_\_\_ **NOT APPROVED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_ **DIED:** \_\_\_\_\_

23 **IN FAVOR:** Unanimous \_\_\_\_\_

24 **AGAINST:** None \_\_\_\_\_ **ABSTAINED:** None \_\_\_\_\_

25  
26 **2. BOARD VACANCY CANDIDATE INTRODUCTION & INTERVIEWS**

- 27 a. Morgan Libby
  - 28 i. Director Alyanak introduced the candidate
  - 29 ii. Candidate gave their background
  - 30 iii. Board interviewed the candidate
- 31 b. Laurie Robinson
  - 32 i. Director Alyanak introduced the candidate
  - 33 ii. Director Alyanak read the candidate’s written statement
  - 34 iii. Board discussion occurred

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36 **3. BOARD VOTING**

- 37 a. The Board voted by Show of Hands for the new Board Member
- 38 b. The Board voted 5 to 2 in favor of Morgan Libby

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40 **4. ANNOUNCEMENT OF BOARD CANDIDATE APPOINTMENT**

- 41 a. Director Tischleder announced Morgan Libby as the new Board Director
- 42 b. Term will run through the November AGM

47 **5. ANNOUNCEMENTS**

- 48 a. Director Alyanak announced the Recall Election ballots mailed today  
49 i. Members should be getting ballots by next week  
50 ii. Friday the Committee Members are going to set up the Ballot Box in the  
51 Administration building  
52 b. Dan Pike announced the Rec Center parking lot will be closed Friday, July 15<sup>th</sup> for  
53 paving  
54 i. Access will be available to the Library and Adult Pool for pedestrian walking but  
55 there will be no parking available until the lot is reopened  
56 c. Dan Pike announced a burn ban is taking effect this Friday morning at 8:00 AM due to  
57 warm weather conditions ahead and a decrease in moisture levels  
58 i. More information is available on the website  
59 d. Director Voldt announced starting Sunday the Golf Course will be open Sunday evening  
60 at 6:00 PM for members to walk the cart path  
61 e. Director Volt announced that Firewise is still ongoing  
62 f. Tyler Andrews clarified the parking situation for the Rec Center parking lot  
63 i. There will be alternate parking available with signage  
64 g. Dan Pike announced that Sudden Valley is finalizing a contract for Swimming Lessons  
65 h. Director Voldt announced the Operations Manager, Rich Johnson, was married today  
66

67 **6. PROPERTY OWNER COMMENTS**

- 68 a. Property owner made comments and asked various questions and the Board responded  
69

70 **7. OLD BUSINESS**

- 71 a. 2022 Road & Drainage NOA Project Contract Award  
72 i. Tyler Andrews presented Board Scope Letter  
3 1. 22 repair locations, plus the Marina Parking Lot  
74 2. This contract would repair roads and improve drainage at 58 locations  
75 throughout Sudden Valley  
76 3. Ditch cleaning for 3,800 feet which will protect the edges of roads from  
77 eroding and prevent water from overflowing onto the road creating other  
78 issues  
79 a. Fixing additional asphalt repairs  
80 4. Existing culverts will be cleaned and replaced where a few have failed  
81 a. At each location this will prevent water from backing up which is  
82 also creating other issues  
83 5. All work is proposed to be completed under Sudden Valley's  
84 Programmatic Permit with Whatcom County  
85 a. A Notice of Activity has been submitted to Whatcom County  
86 b. Project would be scheduled to start later this month if approved,  
87 and all work will be completed by September 30<sup>th</sup> of this year  
88 ii. PNW is recommending that the Board approve awarding the contract to P&P  
89 Excavating  
90 iii. Board discussion occurred  
91

92 **MOTION TO:** Approve additional project funding from the Roads Reserves for Roads Project 9922.5  
93 in the amount of \$556,489.43 per the below breakdown which includes the amount that will be award  
94 for the construction contract

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96 MOTION BY: Director Tischleder SECONDED BY: Director Voldt

97 APPROVED: X NOT APPROVED: \_\_\_\_\_ TABLED: \_\_\_\_\_ DIED: \_\_\_\_\_

98 IN FAVOR: Unanimous

99 AGAINST: None ABSTAINED: None

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101 **MOTION TO:** Award P&P Excavating LLC the 2022 Road and Drainage NOA Project Contract in the  
102 amount of \$525,814.43 per their attached bid to be funded from the Roads Reserve Project code 9922.5

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104 MOTION BY: Director Tischleder SECONDED BY: Director Cope

105 APPROVED: X NOT APPROVED: \_\_\_\_\_ TABLED: \_\_\_\_\_ DIED: \_\_\_\_\_

106 IN FAVOR: Unanimous

107 AGAINST: None ABSTAINED: None

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109 b. Southern Court Update

110 i. Tyler Andrews presented a summary of where they're at on the road and what's  
111 taken place over the last six months

112 ii. Board discussion occurred

113 c. Barn 7 Foundation Removal Project Contract Award

114 i. Tyler Andrews presented Contract Award Letter for the Barn 7 Foundation  
115 Removal Project

116 ii. If this Board elects to award this project, it is scheduled to start September 12<sup>th</sup>  
117 after the main pool closes for the season and will be completed prior to September  
118 30<sup>th</sup> when the Lake Whatcom Watershed window closes

119 iii. PNW is recommending the Board approve awarding the contract to P&P  
120 Excavating

121 iv. Board discussion occurred

122

123 **MOTION TO:** Award P&P Excavating LLC the contract to remove the Barn 7 foundation in the  
124 amount of \$51,982.48 per their attached bid to be funded from the Roads Reserved Project code 9919.07

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126 MOTION BY: Director Tischleder SECONDED BY: Director Cope

127 APPROVED: X NOT APPROVED: \_\_\_\_\_ TABLED: \_\_\_\_\_ DIED: \_\_\_\_\_

128 IN FAVOR: Unanimous

129 AGAINST: None ABSTAINED: None

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131 **MOTION TO:** Approve additional funds to Capital code 9919.07 in the amount of \$27,312.83 which  
132 includes the amount stated in the motion for the award of contract to P&P Excavating

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134 MOTION BY: Director Tischleder SECONDED BY: Director Van de Polder

135 APPROVED: X NOT APPROVED: \_\_\_\_\_ TABLED: \_\_\_\_\_ DIED: \_\_\_\_\_

136 IN FAVOR: Unanimous

137 AGAINST: None ABSTAINED: None

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139 d. El Agave Kitchen Repairs

140 i. Tyler Andrews presented a summary of the project Scope Letter to Sudden Valley

141 ii. Water damage in the kitchen has been removed

