

2026

SVCA Annual General Meeting & Election



Measures and Meet-the-Candidates Booklet



Dear Members,

As another year comes to a close, I would like to recognize our General Manager, Jo Anne Jensen, and our wonderful administrative staff. Thank you also to our department managers for your diligence in managing our budget. Great job, team! We said goodbye to two key team members this year: maintenance manager Mike Brock, who retired, and recreation manager Kyle Kaltenfeldt, who left for a new opportunity. They will both be missed, and we wish them the very best.

We have made significant progress on several community projects:

- Barn 6 Demolition: The plans are currently in the permitting phase, and we hope to begin demolition and replacement soon.
- Clubhouse: The old administrative space is being repurposed for general community uses, including meetings, senior activities, and clubs.
- Area Z Bridge: The replacement has been permitted and should now be complete.
- Marina Community Park: Improvements are moving forward. However, due to county approval delays, the completion dates for the tennis, pickleball, and basketball courts, as well as the off-leash dog park fencing, have been moved to 2027. These updates will make the park safer and more accessible for everyone.

We are also exploring gated access for the Marina area in response to member concerns regarding public use, parking constraints, and the use of our assessments for maintenance. (Please note that under new WUCIOA rules, we must now refer to "dues" as "assessments.") Implementing card access would allow us to charge a daily use fee for the public, which will help deter outside traffic or help recoup our maintenance expenses.

Additionally, we are working to align our bylaws with the Washington Uniform Common Interest Ownership Act (WUCIOA). Some changes took effect on January 1, 2026, and the remaining updates will apply on January 1, 2028. Because WUCIOA requirements supersede our current bylaws, aligning them is essential to avoid legal contradictions and member confusion regarding HOA operations.

Finally, thank you to everyone who participated in the recent community survey. While I always hope for higher participation in surveys and voting, I appreciate those who took the time to share their feedback. Thank you for your continued support, and I look forward to more accomplishments in the coming year.

Thank you for your time,

Keith R. McLean
President



Sudden Valley Community Association
NOTICE OF ANNUAL GENERAL MEETING
November 7, 2026

Notice is hereby given that the Annual General Meeting of the Sudden Valley Community Association hereinafter referred to as the SVCA, will be held in the Dance Barn within Sudden Valley on Saturday, the 7th of November 2026 at 1:00 PM, the purpose of which shall be to conduct Association business.

AGENDA

- I. Call to Order
- II. Introduction of Parliamentarian
- III. Certificate of Quorum
- IV. Proof of Notice of Annual Meeting
- V. Approval of the 2025 AGM Minutes
- VI. Introduction of the Board of Directors Candidates
- VII. Introduction of the ACC Committee Candidates
- VIII. New Business:
 - a. Measure 1:
Shall the SVCA's 2027 Annual Consolidated Budget of \$8,430,398 be approved or rejected?
 - i. Presentation of Budget by the Treasurer
 - ii. Discussion*
 - iii. Voting
 - b. Measure 2: Shall the Bylaw revisions proposed to align with 2026 WA State WUCIOA statutes be approved or rejected?
 - i. Discussion
 - ii. Voting
 - c. Measure 3: Do you approve or reject the Bylaws revisions proposed to align with WA State statutes to be effective for SVCA on January 1, 2028?
 - i. Discussion
 - ii. Voting

- IX. Committee Reports
- X. President's Report
- XI. Treasurer's Report
- XII. General Manager's Report
- XIII. Property Owner Comments
- XVII. Election Results/Announcements
- XVIII. Adjournment

**All Owners are invited to attend the Annual General Meeting.
Owners must be present in-person to participate and count towards a quorum.**

**In order to give all members who wish to speak an opportunity to do so, individual comments may be limited by the Presiding Officer to 3 minutes in duration.*

Article II Section 7(a) of the SVCA Bylaws:

- (a) An Owner shall be entitled to one (1) vote for each unit which he/she owns as prescribed in paragraph (b) below.
- (b) At duly constituted Annual or Special General Meetings, each owner in good standing may vote for candidates for the Board, and the Architectural Control Committee, and any other issues as determined by the Board. This vote shall be by ballot or in person at the meeting based on the number of lots owned.

All owners, including those who are not in good standing, may vote on the proposed budget in person or by ballot. All owners may vote in person on procedural issues raised at any meeting.

Article I Section 2(a)

- (a) An owner "in good standing" is any person who is current in the payment of all annual dues and assessments and all special assessments, and any charges associated therewith for each lot owned, including any and all use fees and monetary fines or penalties established pursuant to these Bylaws. A member is "current in the payment" if such Owner has
 - (i) made payment in full, or
 - (ii) has entered into a written payment plan authorized by the Board of Directors (hereinafter referred to as the "Board") and is not in default thereof.

The 2026 Sudden Valley Community Association Annual General Meeting may be viewed live on SVCA's YouTube Channel at:

<https://www.youtube.com/@SuddenValleyCommunityAssoc>

Measure 1

Proposed SVCA 2027 Annual Consolidated Budget

The Revised Code of Washington (RCW) 64.90.525 provides that the budget is ratified if not rejected by owners holding a majority of votes in the Association.

Ballot: Shall the SVCA’s 2027 Annual Consolidated Budget, which provides for assessment revenue of \$6,264,924 and non-assessment revenue of \$2,165,474 (total combined assessment & non-assessment revenue of \$8,430,398) be approved or rejected?

Budget Explanation: This measure presents the annual consolidated budget for Operations and Capital as follows:

Note: Based on a 95% collections rate on a total of 3,117 lots: 2,792 developed lots and 325 undeveloped lots.

<u>2027 Consolidated Budget Revenue</u>	
<u>Assessment Revenue</u>	
Operations	\$ 3,319,883
Capital Repair and Replacement Reserve Fund (CRRRF)	1,508,054
Roads Reserve Fund	1,411,758
Mailbox Reserve Fund	25,229
Total 2027 Budget Assessment Revenue	<u>\$ 6,264,924</u>
<u>Non-Assessment Revenue</u>	
Other Operating Revenue	<u>\$ 2,165,474</u>
Total 2027 Consolidated Budget- Assessment Revenue & Non Assessment Revenue	<u>\$ 8,430,398</u>

If this measure does not pass, then the ratified 2026 budget and the assessments noted therein will control.

Recommendation: The Board of Directors adopted this budget on 09/03/2026 and recommends approval and ratification by the membership.

The total monthly assessments (operations and capital reserves) for the proposed 2027 Annual Consolidated Budget are \$177.24 for a developed unit and \$168.31 for an undeveloped unit.

2027 Proposed Annual Assessment Summary				
Based on 2,961 Dues Payors				
Which represents a 95% collections rate based on a total of 3,117 lots (2,792 Developed Lots and 325 Undeveloped Lots)				
	Developed Lots		Undeveloped	
	(Monthly)	(Annual)	Lots (Monthly)	Lots (Annual)
Operations Fund	\$ 94.36	\$ 1,132.32	\$ 85.43	\$ 1,025.16
Capital Repair & Replacement Reserve Fund	42.44	509.28	42.44	509.28
Roads Reserve Fund	39.73	476.76	39.73	476.76
Mailbox Reserve Fund	0.71	8.52	0.71	8.52
Total Proposed 2027 Dues	\$ 177.24	\$ 2,126.88	\$ 168.31	\$ 2,019.72
<i>Dollar Change from 2026 Dues</i>	\$ 10.03		\$ 9.52	
<i>Percent Change from 2026 Dues</i>	6%		6%	

	2026 Projected	2027 Budget	Percent Funded on Start Date of January 1, 2027 on a Fully Funded Basis*
<u>CRRRF:</u>			
Forecasted Beginning Balance:	\$ 3,754,490	\$ 2,493,875	17%
Dues Income	1,449,654	1,508,054	
Investment Income	9,454	6,000	
Other Income	2,500	-	
Anticipated Barn 6 Construction Loan Funds	-	3,000,000	
CRRRF Loan Payments	(333,039)	(333,039)	
Anticipated Barn 6 Construction Loan Payments	-	(101,250)	
Expenditures (Actual, Obligated, & Forecasted)	(2,389,184)	(4,642,236)	
Forecasted Ending Balance	<u>\$ 2,493,875</u>	<u>\$ 1,931,405</u>	
<u>Roads Reserve Fund:</u>			
Forecasted Beginning Balance:	\$ 2,992,291	\$ 2,539,307	32%
Dues Income	1,440,762	1,411,758	
Investment Income	7,961	6,000	
Other Income	-	-	
Expenditures (Actual, Obligated, & Forecasted)	(1,901,707)	(2,044,919)	
Forecasted Ending Balance	<u>\$ 2,539,307</u>	<u>\$ 1,912,146</u>	
<u>Mailbox Reserve Fund:</u>			
Forecasted Beginning Balance:	\$ 178,900	\$ 205,000	63%
Dues Income	25,740	25,229	
Investment Income	360	400	
Expenditures (Actual, Obligated, & Forecasted)	-	-	
Forecasted Ending Balance	<u>\$ 205,000</u>	<u>\$ 230,629</u>	

*2027 Budget Year Level III Reserve Study, Issued Date 8/28/2026

**Sudden Valley Community Association
Proposed 2027 Consolidated Budget
AGM Measure 1**

	2026 Budget Income & Expense Detail	2027 Budget Income & Expense Detail
<u>Income, Operations:</u>		
Dues, Operations	\$ 3,048,318	\$ 3,319,883
Golf Income	1,467,062	1,506,450
Marina Rental Income	242,857	246,232
Leases & Other Rental Income	88,678	80,292
Area Z Storage Rental Income	24,000	38,500
Views Advertising Income	40,000	40,000
New Home Construction Fee	185,000	92,500
Title and Recording Fees	35,000	35,000
Building Construction Compliance Fees & Fines	60,000	30,000
Annual Rental Property Registration Fees	-	20,400
Recreation Center Pools Income	25,300	29,300
Miscellaneous Timer Income	-	15,000
Other Income	28,800	31,800
Total Income, Operations	5,245,015	5,485,357
<u>Anticipated Expenditures, Operations:</u>		
Salaries/Wages & Benefits by Department:		
ACC / Security	(95,085)	(99,746)
Accounting	(401,668)	(420,984)
Administration	(447,726)	(524,762)
Facilities	(61,536)	(65,150)
Maintenance	(437,095)	(433,299)
Golf	(400,918)	(420,610)
Turf	(568,998)	(574,575)
Recreation and Pools	(386,943)	(323,974)
Total Salaries & Wages, by Department	(2,799,969)	(2,863,100)
Other Expenditures:		
Covenants, Conditions, & Restrictions/Mandates	(525,120)	(573,266)
Maintenance & Landscaping	(531,447)	(572,035)
Contracted & Professional Services	(288,800)	(299,800)
Utilities	(235,387)	(274,053)
Administrative Expenses	(212,176)	(226,427)
Regulatory Compliance	(389,147)	(400,700)
Insurance	(254,469)	(267,476)
Other Expenses	(8,500)	(8,500)
Total Other Expenditures	(2,445,046)	(2,622,257)
Total Expenses, Operations	(5,245,015)	(5,485,357)
Total Net Income from Operations	\$ -	\$ -

Note: Assessments are due on the first day of the billing period (1st of each month).

EXECUTIVE SUMMARY

The Budgeting Process

The Sudden Valley Community Association’s (SVCA) budget is prepared every year. This annual budget is adopted by the Board and voted on by the owners, to guide spending over the following calendar year. While maintaining the core concept of annual authorization, the annual budget is developed within a multiyear perspective through strategic and long-range planning, the preparation of a 10-year Capital Plan, and a 30-year Reserve Study.

Revenues and expenditures, as well as constraints on assessment increases, are considered together to determine annual budget targets. The budget covers all SVCA departments and operations, based on input and recommendations received from each department’s manager. This process ensures the budget presented to the membership is a consolidated picture of operations and is voted on as a whole.

Sudden Valley’s operating budget for 2027 balances \$5,485,357 in revenues with \$5,485,357 in expenditures.

Factors Impacting the 2027 Budget

- Dues and Assessments for 2027 have been calculated at an anticipated 95% collections rate. The year-to-date collections rate in July 2026 was 96.9%.
- Hazardous tree removal costs of \$250,000 were again budgeted in 2027 to address the Association’s rising hazardous tree mitigation concerns.
- Anticipated increase in 2027 general Association insurance renewal costs of 15%.
- Increases in compensation and benefits in anticipation of the Association’s Union Collective Bargaining Agreement negotiations.
- Payroll changes: 3% increase to Salaries & Wages as compared to 2026’s actual rates, anticipated 10.6% increase in health care benefit costs per employee plan, and estimated 401(k) matching costs.
- Anticipated increases in general fuel, utility, and repair and maintenance costs.
- Continued focus on financial best practices, cost savings, and efficiencies.
- Continued prioritization of adequately funding Reserves for long-term capital improvements and major maintenance and repairs.
- A Roads Budget contribution of \$106,957 for major maintenance of ditches, culverts, and swales - per 2016 Special General Meeting (SGM).

Linking Budgeting and Strategy

Successful organizations use strategic long-term planning to identify vital and measurable goals. SVCA’s mission, vision, and strategic priorities act as the guiding principles for Association decisions and actions taken by both the Board and staff.

2027 Operational Budget Background

Recent challenges are reflected in the 2027 budget. Specifically, expected increases in hazardous tree removal, payroll expense, property & casualty insurance, fuel, and utilities were accommodated. Additionally, the prioritization of the maintenance of infrastructure and facilities, a significant goal of previous budgets, has been continued.

Although the 5-year Recreation Special Assessment – which included recreation, pools, and parks – expired in May of 2023, there continues to be no plan to reinstate use fees for these facilities in 2027.

Funds collected because of the 2027 proposed dues increase of 6% will be largely allocated to operations, and \$2.40 of the monthly dues increase will be further allocated to the CRRRF capital fund.

The Association had a 2027 Budget Year Level III Reserve Study, issued date 8/28/2026, performed which meets the requirements of RCW 64.90.550. The 2027 Budget Year Level III Reserve Study is an annual update with no visual site inspection. The Association has three separate Reserve Studies: one (1) for the Capital Repair and Replacement Reserve Fund (CRRRF); one (1) for the Roads Reserve Fund; and one (1) for the Mailbox Fund.

Reserve Studies are supplemental to the maintenance and operating budget of the Association. A Reserve Study is a budgeting and planning tool that assists with long-term capital planning by identifying the current status of the reserve fund and provides an equitable funding plan to offset ongoing deterioration. When created and implemented properly, a Reserve Study aids the Association in ensuring sufficient funds are available when anticipated major common area expenditures actually occur.

The 2027 Budget Year Level III Reserve Study (was performed by SmartProperty (Reserve Study Professionals). SmartProperty used an interest rate of 2% and an inflation rate of 4%. SmartProperty is an independent firm not affiliated with the SVCA.

The following information from the 2027 Budget Year Level III Reserve Study is required by law to be included in the Budget Measure.

The starting 2027 Budget Year Level III Reserve Study fully funded balance deficits per unit are as follows for the three separate funds:

CRRRF Fund: (\$4,018.29) deficit per unit

Roads Fund: (\$1,717.54) deficit per unit

Mailbox Fund: (\$38.96) deficit per unit

The 2027 Budget Year Level III Reserve Study is available on the SVCA Resident Resources website: <https://www.suddenvalley.com/finance-media/>

The following table represents the current (deficiency) per member, per month, in budgeted dues collections to meet the recommended annual contribution requirements outlined in the 2027 Budget Year Level III Reserve Study on both a fully funded and baseline funded basis for the combined monthly totals of the CRRRF Fund, Roads Fund, and Mailbox Fund over the next 30 years. The 2027 Budget Year Level III Reserve Study is calculated to achieve a target fully funding goal of 100% in 30 years by 2056. Additionally, the recommended funding plan for the CRRRF Fund, Roads Fund, and Mailbox Fund by SmartProperty (Reserve Study Professionals) is the Fully Funded Plan.

2027 Budget Year Level III Reserve Study, Issued Date 8/28/2026						
Calculated internally using Reserve Study.						
	Fully Funded Method Projection		Fully Funded Method Projection		Baseline Funding Model Projection	
	Current (Deficiency) Per Member per Month to Meet		Monthly Contribution Per Member to Meet Annual		Current (Deficiency) Per Member per Month to Meet	
Year	Annual Contribution		Contribution		Annual Contribution	
2027	\$	(30.41)	\$	113.29	\$	1.72
2028		(33.81)		116.69		(0.71)
2029		(37.31)		120.19		(3.22)
2030		(40.91)		123.79		(5.80)
2031		(44.63)		127.51		(8.46)
2032		(48.45)		131.33		(11.20)
2033		(52.39)		135.27		(14.03)
2034		(56.45)		139.33		(8.59)
2035		(60.63)		143.51		(11.33)
2036		(64.93)		147.81		(14.16)
2037		(69.37)		152.25		(17.07)
2038		(73.94)		156.82		(20.07)
2039		(78.64)		161.52		(23.15)
2040		(83.49)		166.37		(24.85)
2041		(88.48)		171.36		(28.08)
2042		(93.62)		176.50		(104.86)
2043		(98.91)		181.79		(23.52)
2044		(104.37)		187.25		(26.72)
2045		(109.98)		192.86		(30.00)
2046		(115.77)		198.65		(33.39)
2047		(121.73)		204.61		(36.88)
2048		(127.87)		210.75		(40.47)
2049		(134.19)		217.07		(44.17)
2050		(140.70)		223.58		(114.20)
2051		(147.41)		230.29		(33.14)
2052		(154.32)		237.20		(36.62)
2053		(161.43)		244.31		(40.21)
2054		(168.76)		251.64		(43.90)
2055		(176.31)		259.19		(47.70)
2056	\$	(184.08)	\$	266.96	\$	(51.62)

Note: Year 2027 factors in a \$3 million dollar loan CRRRF reserve contribution to finance the 2027 Barn 6 construction project.

BYLAW AMENDMENTS

Requires approval by 2/3 of the members voting to pass.

Measure 2

Ballot: Shall the Bylaw revisions proposed to align with 2026 WA State WUCIOA statutes be approved or rejected?

Explanation: The current Bylaws include provisions that contradict current WA State law. The Document Review Committee (DRC) and SVCA's legal counsel have proposed revisions that remove these contradictions and/or describe how SVCA will conduct business under the new requirements.

The proposed changes will eliminate confusion between what is described in the Bylaws and how the Association operates. The Board of Directors and Association staff must comply with current law, but there is no penalty for having Bylaws that contradict the law.

Detailed Changes:

A separate booklet showing the proposed changes to the Bylaws is included in the voting materials issued to each Owner. A separate sheet explaining the format used to identify changes is included in the booklet.

Measure 3

Ballot: Do you approve or reject the Bylaws revisions proposed to align with WA State statutes to be effective for SVCA on January 1, 2028.

Explanation: The current Bylaws include provisions that contradict WA State laws that will become effective in 2028. The Document Review Committee (DRC) and SVCA's legal counsel have proposed revisions that remove these contradictions and/or describe how SVCA will conduct business in 2028 under the new requirements.

The Board of Directors and Association staff must comply with the laws when they become effective in 2028, but there is no penalty for having Bylaws that contradict the law. The proposed changes will eliminate confusion between what is described in the Bylaws and how the Association operates. If approved, the revisions that align with 2028 statutes will not become effective until 2028. Approving this measure does NOT mean that SVCA will opt-in early to WUCIOA.

Detailed Changes: A separate booklet showing the proposed changes to the Bylaws is included in the voting materials issued to each Owner. A separate sheet explaining the format used to identify changes is included in the booklet.

Candidate Biographies

Board of Directors Candidates



Brad Edwards

Sudden Valley is an incredible place to live, and we deserve leadership that is transparent, fiscally responsible, and listens to residents. We moved to Gate 9 four years ago, drawn by Sudden Valley's natural beauty and strong community. We plan to call Sudden Valley home for life.

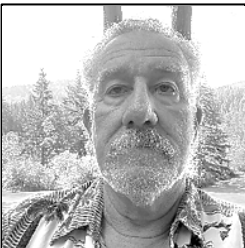
I bring more than 20 years of experience as a school social worker, where listening, collaboration, and thoughtful decision-making are essential. I will bring those same values to the Board while working to protect our natural spaces, maintain what we have, spend responsibly, and ensure residents have a voice in our future.

Nearly two years ago, my partner and I discovered Sudden Valley and fell in love with the Gate 1 neighborhood and its welcoming community. We share the values that make Sudden Valley special: appreciation for nature, a strong sense of community, and responsible stewardship of the place we call home.

I bring more than three decades of real-world business and servant leadership experience at Microsoft and elsewhere managing complex projects, diverse stakeholders, and championing data-driven decisions that deliver long-term value. On Long Range Planning Committee, I'm expanding my knowledge of reserves and financial forecasting to better support Sudden Valley's future.



James Pinkerton



Tom Henning

My name is Tom Henning; I have spent the last two years on the SV BOD where I currently serve as the Vice President. My wife and I moved to SV at the end of 2014, unfortunately I lost her unexpectedly in the summer of 2022. I am the proud father of two married daughters and three grandchildren.

I was born and raised in Orange County, CA. After graduating High School I entered the construction industry where I worked for 30 plus years, my last 12 years as a senior construction manager. I also served 3+ years as a Director of the "Starlight Children's Foundation".



Tomi Flack

28 years ago, I bought a log cabin in gate 3. I love the natural beauty, wildlife, and friendly neighbors, in this amazing community. I'm running for the Board of Directors to help build trust through transparent, fiscally responsible leadership that listens to homeowners.

I bring more than 30 years of professional expertise as a mental health counselor, specializing in counseling, mediation, collaboration, and helping clients navigate complex challenges. I will bring that experience to the Board to find practical solutions benefiting our community as a whole. We must be thoughtful stewards of our finances, infrastructure, and maintaining our amenities.

Keith McLean currently serves as the President of the Board of Directors in Sudden Valley. His background includes working as a Construction Manager for a developer in the Sacramento region, where he oversaw the construction of nearly one million square feet of commercial development and tenant improvements. He was also the owner of a construction consulting and permit expediting company and served as a Compliance Inspector for the El Dorado Hills Service District. Additionally, he served on the El Dorado Hills Fire Department and was certified as an EMT and in swift water rescue. He worked as a General Contractor for over 30 years and is now retired



Keith McLean



Daniel Rodriguez

I've lived in many places across the country before discovering Sudden Valley. The setting of the valley and sense of community were everything I had imagined for my home.

Professionally, I have 20 years of experience as a designer and technical illustrator, and 10 years running my own design and construction business.

I currently serve as Chair of the ACC, where I work with residents, builders, and fellow committee members to help ensure construction projects respect our community's aesthetic goals and environmental priorities.

I hope to bring that professional and community experience, along with thoughtful, collaborative leadership, to the Board of Directors.

Sudden Valley deserves leadership that listens and is accountable. Like you, I moved here for its natural beauty and strong community. I'm running for the HOA Board to bring real-world business and leadership experience and help restore transparency, financial discipline, and trust. I spent 30 years at the University of Washington studying medical genetics and DNA sequencing, managing multimillion-dollar projects, hiring and mentoring hundreds of scientists, and serving on the Professional Staff Board of Directors. As a newer Sudden Valley resident, I bring a fresh perspective grounded in data-driven decisions, open communication, collaboration, and consensus. Together, we can build a stronger community.



Robert Livingston



Jon Elliott

Jon Elliott is proud to call Sudden Valley home and is seeking a seat on the Board of Directors to help build a stronger, more accountable, and sustainable future for our community.

With more than 26 years of leadership experience at Boeing, Jon has led complex initiatives, brought diverse teams together, and made difficult decisions focused on mission and results. As a U.S. Army veteran and University of Massachusetts Amherst graduate, he brings a strong commitment to service, integrity, accountability, and responsible leadership.

Architectural Control Committee (ACC) Candidates



Jo Jean Kos

My name is Jo Jean Kos. I'm running for a position on the Architectural Control Committee. I've owned my home in Sudden Valley since 1988 and have lived here since 2000. I've served on the ACC for six years starting in 2011 and again in 2023 for three years.

I would like to continue to support the SV community by serving on the ACC. Helping community members with the changes they would like to make to their property.

I love Sudden Valley and hope that it continues to be the place it has been, a place for all community members to live, and enjoy the amenities available to everyone.

I'm Matt Griscom. I'm 61 years old. I grew up in Lexington, MA, but I've lived in Seattle most of my life. I have three awesome grown kids.

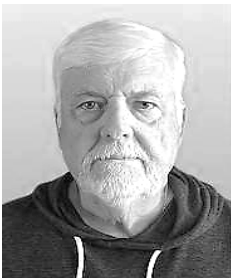
I have a BA in physics and an MS in astronomy. Most of my work has been in IT, and I wrote a book on revolutionizing software quality management. I'm close to publishing a new book on treating people with respect.

I love nature and trees and long hikes in the forest and mountains.

I moved to Sudden Valley early this year. I'm excited about contributing to the community!



Matt Griscom



Patric Zwolenski

My wife and I moved to Sudden Valley in 2022 from Tampa, FL after 13 years driving each summer to our condo in the Sunrise Community. I retired from IRS-CID as a Special Agent and also as a Colonel having served on Active Duty, the Florida National Guard and the Army Reserves. I volunteered with the 2022 election and the Sudden Valley 50th Anniversary Celebration. In February 2022 I was first appointed to fill a vacancy on the ACC and then elected for a 3-year term in 2023. My goal is to help owners achieve their property requests while respecting the natural environment and their neighbors and adhering to ACC policies.

Nominations & Elections (N&E) Committee Candidates

Born and raised in Washington, Matt Bilderback moved to Bellingham in 2001 and has lived in Sudden Valley since 2011. Matt worked for 13 years in financial services and operations before shifting his focus to accounting and finance leadership for non-profits. He is currently the Finance Director for Mount Baker Theatre. He also has extensive experience serving on boards for local non-profits. He served four years as a board director for Whatcom Center for Early Learning, one year as Treasurer and two years as President, and has been the Treasurer for Northwest Youth Services for one year



Matt Bilderback

2027 Committee Opportunities

The ACC and N&E Committees will need additional applicants to fill 2027 vacancies. Interested candidates are encouraged to apply.

METHODS OF VOTING

Follow Voting Instructions included in the voting packet

VOTING INSTRUCTIONS:

Mailed Ballots

Sign the backside of the provided Return Envelope where indicated.

Your vote will not count unless you sign the envelope. Your unique associated barcode is pre-printed onto the back of the blue Return Envelope. Do not remove or deface your name, lot and division number or your unique associated barcode. We must be able to identify your eligibility for your vote to count.

Replacement Ballots: If you need to replace your mail-in ballot, or do not receive an initial ballot by October 6, 2026, call UniLect Election Services' Duplicate Ballot Request Call Center at 1-866-466-6455. Operators are available 24/7 throughout the balloting period. Out of Country owners need to request replacements no later than October 16, 2026. US owners no later than October 28, 2026.

A. VOTE BY MAIL:

➤ Vote & Mail your Ballot Early

Your mail-in ballot must be received by mail in UniLect's post office box no later than 12:00 PM (Noon) on Friday, November 6, 2026. Mailed ballots will be returned to SVCA Annual General Meeting & Election, Inspector of Elections, PO Box 1079, Moro Bay, CA 93443-1079.

B. VOTE BY SVCA BALLOT BOX:

➤ SVCA Ballot Box

Drop your mail-in ballot into the SVCA Ballot Box no later than 4:30 PM on Friday, November 6, 2026. The SVCA Ballot Box is located inside the Clubhouse entrance at 4 Clubhouse Circle in Sudden Valley.

You must sign and use your BLUE return envelope to submit your ballot.

C. ONLINE VOTING:

- The option to vote your ballot online is being offered. Instructions are included in the voting packet along with the standard items. A video and additional fact sheet is in the information online regarding the AGM. The last day to request online voting is November 2, 2026. The deadline for online voting is 4:30 PM on Friday, November 6, 2026.

D. VOTE IN-PERSON:

➤ You must register to vote in-person.

In-person voter registration is Saturday, November 7, 2026, from 9 AM to 12:30 PM in the Community Center located at 8 Barn View Ct. in Sudden Valley. You will be issued a new ballot at registration on which to cast your vote.

➤ Cast your new ballot.

You may mark your ballot during registration and deposit it in a ballot box at the Community Center or you can wait and bring your new ballot to

the AGM and vote there.

The Annual General Meeting starts at 1:00PM in the Dance Barn.

D. VOTE BY PROXY

➤ **Obtain proxy forms.**

Beginning October 1, 2024, a member wishing an original SVCA proxy form may address their written, signed, hard copy request to the N&E Committee, in care of the SVCA Admin Office, 1850 Lake Whatcom Blvd, Bellingham, WA 98229. Instructions to complete the form are included with the form.

➤ **Return proxy forms.**

To be valid, you must return your completed proxy directly to the SVCA offices in a sealed return envelope addressed to the N&E Committee in care of the SVCA Admin Office, 1850 Lake Whatcom Blvd, Bellingham, WA 98229 no later than 4:30 PM, November 6, 2026.

**OUT-OF-STATE OR COUNTRY
PROPERTY OWNERS**

**Protect your vote and
ensure on-time delivery**

Vote & Mail your Ballot early*

**SVCA cannot guarantee that your
local postal service will return
your ballot before the deadline.
WE recommend that Members
residing outside the US consider
voting electronically.**

**MAIL-IN BALLOTS
MUST BE RECEIVED NO LATER
THAN: 12:00 PM (Noon)
Friday, November 6, 2026**

**OWNERS WITH MULTIPLE
PROPERTIES**

**Protect your vote and
ensure on-time delivery
Ensure ALL your Votes count!**

**Each ballot MUST be cast in its
original Official Ballot Envelope
with secrecy envelope.
Each ballot must be cast
separately.**

**DO NOT place multiple ballots
in a single envelope.**

***Out of Country Owners may need to provide postage on the return envelope.**

**If you have any questions, please contact the N&E Committee Chair at
BODGibbs@suddenvalley.com or
contact the Administration Office at 360-734-6430**

