



# Sudden Valley Community Association

1850 Lake Whatcom Blvd, Bellingham, WA 98229

[www.suddenvalley.com](http://www.suddenvalley.com) 360-734-6430

## Board of Directors Meeting

June 25, 2026, 7:00 PM, 8 Barn View Ct. Multipurpose Room

A

### Call to Order

### Roll Call

- 1) **Adoption of Agenda**
- 2) **Announcements**
- 3) **Property Owner Comments** – 15 Minutes Total  
*Please note that comments are limited to 3 minutes per person.*
- 4) **Consent Agenda**
  - a) Approval of Minutes – June 11, 2026
- 5) **Reports**
  - a) Report on Results of Rental Registration Program
- 6) **Continuing Business**
  - a) None
- 7) **New Business**
  - a) Approval Request – Revision of Policy 2020.01 Marina Off-Leash Area Policy
  - b) Approval Request – Proposed Donation and Memorial Gift Policy

### Adjournment

#### **How to Attend Meetings of the Board of Directors**

Meetings can be attended in-person or online. A link to the Zoom meeting can be found at <https://suddenvalley.com/board/> or follow these instructions: go to Zoom.com; Click on “Meet” on the top menu bar and select “Join a Meeting”; Enter **86704997445** in the meeting ID box; follow the instructions to enter the meeting.



## BOARD OF DIRECTORS REGULAR MEETING

Thursday, June 11, 2026, 7:00 PM

8 Barn View Ct, Multipurpose Room A

### Minutes

**CALLED TO ORDER AT:** 7:00 pm

**AUDIENCE MEMBERS:** Not Recorded

**BOARD MEMBERS PRESENT:**

1. Keith McLean, President Present	4. Taimi Van de Polder, Secretary Present	7. Sean Chaffee Present	10. Rob Gibbs, N&E Chair Present
2. Tom Henning, Vice President Present	5. Laurie Robinson Present	8. Mitch Waterman Present Via Zoom	11. Daniel Rodriguez, ACC Chair Excused
3. Jean Maixner, Treasurer Present	6. Ray Meador Excused	9. Linda Bradley Present	6 of 11 BOD members present.

**ATTENDING:**

**STAFF MEMBERS:** Jo Anne Jensen, General Manager  
Spencer Huston, IT

**CALL TO ORDER:**

Keith McLean, President, called the meeting to order at

**1. President called for motion to adopt the agenda**

**Motion:**

<b>Motion By:</b> Secretary Van de Polder		<b>Seconded By:</b> Vice President Henning	
<b>Approved:</b> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> Unanimous	<b>Against:</b>	<b>Abstained:</b>	

**2. Announcements**

**2a.** Sunshine Room is going to be closed on Saturday June 27<sup>th</sup> and Sunday June 28<sup>th</sup> to complete several upgrades.

**2b.** July 21<sup>st</sup> Firewise presentation 6:30 PM

**2c.** Valley Fair July 25<sup>th</sup> from 10:30 AM to 3 PM. Still spots open for vendors

**2d.** New SVCA club: Sudden Valley Boating Club. Second Monday of every month at 5:30 PM library conference room.

**3. Property Owner Comments:**

**3a.** A resident shared her thoughts on the old admin office to be turned into a senior center or something else for the community

**3b.** Resident wants to share her support on the protection of the watershed

**4. Consent Agenda**

**Motion:** Approval of the meeting minutes for the May 28<sup>th</sup> meeting with the corrections.

<b>Motion By:</b> Director Gibbs		<b>Seconded By:</b> Vice President Henning	
<b>Approved: X</b>	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> Unanimous	<b>Against:</b>	<b>Abstained:</b> 1	

**5. Reports**

**5a.** GM Report - May

**5b.** Financial Statements - March

**5c.** Committee Reports:

- i. Architectural Control - None
- ii. Document Review - Next meeting is June 29<sup>th</sup> via zoom. Working on the third review of the Bylaws.
- iii. Finance – Finance received a new member on the committee, Robert Livingston.
- iv. Long Range Planning – In the last meeting, went through preliminary results of the survey. Parks, trails and open spaces were really valued features from the membership. Showed an interest of increasing volunteer involvement. Discussed creating a process that would allow members to propose projects aimed at improving neighborhood level amenities.
- v. Nominations & Elections – Next meeting is on Monday the 15<sup>th</sup> 6:30 PM Via Zoom. The committee will be meeting bi-weekly as they continue to work through the N&E Manual.

**6. Continuing Business**

**6a.** Committee Business

**Motion:** Move to appoint Robert Livingston to the Finance Committee.

<b>Motion By:</b> President McLean		<b>Seconded By:</b> Vice President Henning	
<b>Approved: X</b>	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> Unanimous	<b>Against:</b>	<b>Abstained:</b>	

**7. New Business**

**7a.** Discussion – Lake Whatcom Watershed Land Acquisition Program

**Motion:** Move that the Board of Directors authorize Jo Anne Jensen to move forward with the City of Bellingham in regards to the three parcel Area Y, Campground property, and the airstrip property.

<b>Motion By:</b> President McLean		<b>Seconded By:</b> Secretary Van de Polder	
<b>Approved: X</b>	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> Unanimous	<b>Against:</b> 1	<b>Abstained:</b>	

**7b. Request for Approval – Funding for Clubhouse Renovations**

**Motion 1:** Move to remove the line item that says funding.

<b>Motion By:</b> Director Bradley		<b>Seconded By:</b> Director Chaffee	
<b>Approved:</b> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> Unanimous	<b>Against:</b>	<b>Abstained:</b>	

**Motion 2:** I move that the SVCA Board of Directors approve \$23,696.64 from CRRRF for the renovation of the former Administration space in the Clubhouse.

<b>Motion By:</b> President McLean		<b>Seconded By:</b> Secretary Van de Polder	
<b>Approved:</b> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> Unanimous	<b>Against:</b> 1	<b>Abstained:</b>	

**7c. Request for Approval – Owner Inquiry Policy**

**Motion:** I move that the SVCA Board of Directors approve the proposed resolution establishing an SVCA policy pertaining to owner inquiries and will add the policy number.

<b>Motion By:</b> President McLean		<b>Seconded By:</b> Secretary Van de Polder	
<b>Approved:</b> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> Unanimous	<b>Against:</b>	<b>Abstained:</b>	

**7d. Request for Approval – Required Change to SVCA Collections Policy**

**Motion:** I move that the SVCA Board of Directors approve the proposed change to Exhibit A of SVCA Collection Policy 2025.03.

<b>Motion By:</b> President McLean		<b>Seconded By:</b> Secretary Van de Polder	
<b>Approved:</b> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> Unanimous	<b>Against:</b>	<b>Abstained:</b>	

**Meeting adjourned at 8:35 PM**

Approved by: \_\_\_\_\_

Taimi Van de Polder, Board of Directors Secretary