Sudden Valley Community Association
1850 Lake Whatcom Blvd, Bellingham, WA 98229
www.suddenvalley.com 360-734-6430

Board of Directors Meeting

October 22, 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.
   a) **Response to Property Owner Comments**
4) **Consent Agenda**
   a) Approval of Minutes – October 8, 2026, 2026
5) **Reports**
   a) Review of 2025 Financial Audit
6) **Continuing Business**
   a) Committee Business
   b) Procedural Actions
7) **New Business**
   a) Request for Approval – Proposed Prorated Dry Slip Rental Fee
8) **Executive Session**
   a) Personnel

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.

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BOARD OF DIRECTORS MEMO

To: **Sudden Valley Community Association Board of Directors**

From: **Jo Anne Jensen, General Manager**

Date: **October 22, 2026**

Subject: **Procedural Actions**

Purpose

To outline actions needed to correct the procedure followed to approve a motion referring to the Marina Trail at the October 8, 2026, meeting of the Board of Directors.

Background

On October 8, 2026, the SVCA Board of Directors approved a motion regarding signage, boundary markings, and access for the Marina Trail. After questions were raised regarding this motion, SVCA's legal counsel was consulted, and it was determined that the provisions previously combined in a single motion would be better handled separately.

This separation is needed because one of the provisions, the location of the boundary between SVCA and private property, "likely constitutes a conflict that required two (2) Board members to recuse themselves from the discussion."

Legal counsel explained that, "Generally, Board members owning homes that are adjacent to a park doesn't automatically render any vote regarding the park to be one in which the Board members have a direct or substantial interest. The installation of the signage appears to me to be an indirect or unsubstantial interest of those Board members, especially given the signage is informing members of the same rules that apply to other SVCA parks that are in close proximity to homes. By contrast, because the placement of the boundary marker line five feet over from the actual boundary line is being done to give the owners greater privacy from community members walking by, it is a direct or substantial interest of the (2) Board members."

Although the board members owning property adjacent to the Marina Trail did not vote on the October 8th motion, they did participate in the discussion, which would not have been the case if they recused themselves. The following motions first rescind the original motion, then introduce three separate areas of discussion and voting for the board.

Motions

1. I move to rescind the motion approved by the Board on October 8, 2026, regarding the Marina Trail. The motion stated: "Move that the board approve proposed actions and signage for Marina Trail including no public access between houses and a 10-foot setback."

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[Discussion and Voting]

2. I move that the Board of Directors approve the placement of two small signs on the wooden bollards already in place at the entrance to the Marina Trail with the following wording: Sign #1 will read, “Marina Trail. Open dawn to dusk.” ; Sign #2 will read, “No Pets Allowed.”

[Discussion and Voting]

3. I move that the Board of Directors approve the restriction of foot traffic on the green belt located between 6 and 8 Spinnaker Lane to Maintenance staff only.

[Discussion and Voting]

4. I move that the Board of Directors approve the placement of a painted line at a ten (10) foot setback from the surveyed property boundary to denote the effective boundary of the Marina Trail for park visitors.

[Discussion and Voting]

Approvals

Motion 1:
Approved: _____ Not Approved: _____SVCA Board of Directors

Motion 2:
Approved: _____ Not Approved: _____SVCA Board of Directors

Motion 3:
Approved: _____ Not Approved: _____SVCA Board of Directors

Motion 4:
Approved: _____ Not Approved: _____SVCA Board of Directors

Signed: _____ Date: _____
Keith McLean, President

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BOARD OF DIRECTORS MEMO

To: **Sudden Valley Community Association Board of Directors**

From: **Jo Anne Jensen, General Manager**

Date: **October 24, 2026**

Subject: **Approval Request – Pro-Rate Dry Slip Fees for Post-Season Rentals**

Purpose
To request approval of proposed pro-rated dry slip fees for post-season rentals.

Background
For the past several years, SVCA has not been able to rent all of the available dry slips. In 2025, seven (7) slips remained empty for the main season. At this time, there are two residents who are interested in renting a dry slip for the last few months of the year, but they are unwilling to pay the full one-year fee for 2026 and then pay again when they renew for 2027.

Proposal
The one-year rental fee for a dry slip is $600, or $50 per month. It has been challenging to rent all of the dry slips each year, so I do not propose to raise the fee in 2027. This request is for permission to rent vacant dry slips for the last four months of the year at a pro-rated fee of $50/month. Only individuals who intend to renew their rental in January would be considered for this pro-rated fee. The pro-rated fee would NOT be available to individuals who want to start renting in any other month of the year. Rentals initiated in January through August would be charged the full fee.

The end of SVCA's summer season is acknowledged to be Labor Day weekend. It seems reasonable to consider September, October, November, and December as "post-season."

Request
I request that the Board of Directors approve a pro-rated fee of $50/month (payable in one installment at the initiation of the rental) for dry slip rentals initiated between September and December.

Motion
I move that the Board of Directors approve a pro-rated fee of $50/month (payable in one installment at the initiation of the rental) for dry slip rentals beginning between September and December.

Approvals
Approved: _____ Not Approved: _____SVCA Board of Directors

Signed: _____ Date: _____
Keith McLean, President