



**REGULAR SESSION OF THE BOARD OF DIRECTORS**

Thursday, August 8, 2024

Minutes

**DATE AND LOCATION:** Dance Barn

**CALLED TO ORDER AT:** 7:00PM.

**AUDIENCE MEMBERS:** Not Recorded

**BOARD MEMBERS PRESENT:**

1. Keith McLean	4. Laurie Robinson	7. AJ Tischleder	10. Robb Gibbs
2. Taimi Van de Polder-excused	5. Sonia Voldt	8. Rick Asai	11. Daniel Rodriguez
3. Linda Bradley	6. Ray Meador	9. Stu Mitchell	

**ATTENDING:**

**Staff Members:** Jo Anne Jensen, General Manager, Spencer Huston, IT.

**Call to Order**

President McLean called the meeting to order at 7:00PM. Land Acknowledgement and Anti-Racism Statement.

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

**Motion to adopt the agenda.**

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

2. **Announcements.**

3. **Property owner comments.**

Homeowners made comments.

4. **Consent Agenda**

**4a. Motion: Move to approve the minutes from July 11, 2024.**

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

**4b. Motion: Move to approve the minutes from July 25, 2024.**

<b>Motion By: Director Bradley</b>		<b>Seconded By: Director Robinson</b>	
<b>Approved: X</b>	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor: 7</b>	<b>Against:</b>	<b>Abstained: 1</b>	

5. **General Manager Report**

6. **Committee Reports**

- 6a. ACC Busy has had 24 new constructions submitted this year. Working on editing policies.
- 6b. DRC-No August meetings. Bringing amended policy edits to Board later in August, also waiting for ACC policies approval.
- 6c. Finance-had joint meeting with Board on Budget and next meeting Wednesday-Zoom.
- 6d. GM Search-13 applications, Prothman doing initial interviews. Recommendations to Board by early September.
- 6e. LRPC-No meetings
- 6f. N & E-Discussed number of candidates needed for Board, ACC and N&E for election.
- 6g. Safety-Currently working in small break-out groups: Firewise and school bus stops.

**7. Continuing Business**

**7a) Budget Discussions-**

i. Operations-discussion of various statements in the budget presentation. No Voting

ii. Capital-discussion of the wet slip capital funding-no voting

**Motion:** Move that the SVCA Board rescind the organizational changes approved on May 23rd, 2024, and direct the Finance Director to transfer the unused \$45,000 back to UDR within five business days.

<b>Motion By: Director Voldt</b>		<b>Seconded By Director Tischleder</b>	
<b>Approved:</b>	<b>Not Approved: X</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor: 3</b>	<b>Against: 5</b>	<b>Abstained:</b>	

**Motion:** to de-obligate \$45,000 from the accounting manager position.

<b>Motion By: Director Mitchell</b>		<b>Seconded By Director Meador</b>	
<b>Approved: X</b>	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor: Unanimous</b>	<b>Against:</b>		

**7b) Review and Approval of Proposed Bylaw amendments**

**Motion 1:** Move that the Board of Directors approve Bylaw. Measure 2, Bylaw Amendment to revise Section 7, Leasing.

<b>Motion By: Director Bradley</b>		<b>Seconded By Director Gibbs</b>	
<b>Approved:</b>	<b>Not Approved: X</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor: 1</b>	<b>Against: 6</b>	<b>Abstained: 1</b>	

**Motion:** Move that an ad hoc committee be formed to explore the STR issue within Sudden Valley. The President would come back with a resolution/charter for the Board to consider.

<b>Motion By: Director Gibbs</b>		<b>Seconded By: Director Mitchell</b>	
<b>Approved: X</b>	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor: 7</b>	<b>Against:</b>	<b>Abstained: 1</b>	

**Motion 2:** Make a motion to have the Board approve. Measure 3. The Bylaw Amendment to amend election in terms of office.

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

**8) New Business**

8a Voter Ballot Instructions and Election Materials, outer envelope design

**Motion:** Move that the Board of directors approve the proposed outer carrier envelope, design and the business reply, envelope, design, and the secrecy envelope design

<b>Motion By: Director McLean</b>		<b>Seconded By Director Bradley</b>	
<b>Approved: X</b>	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor: 7</b>	<b>Against:</b>	<b>Abstained: 1</b>	

8b) Town Hall Format & Agenda--Discussion

8c) HOA Community Association Institute (CAI), membership discussion. Consensus to not seek membership to CAI.

8d) Easement Requests

- 8 & 10 Valley View

**Motion:** Request that the Board of directors approve the addition of stormwater lines to the existing sanitary sewer easements for 8 and 10 Valley View Circle and direct the General Manager to execute the agreements on behalf of the Association.

<b>Motion By: Director McLean</b>		<b>Seconded By Director Asai</b>	
<b>Approved: X</b>	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor: 4</b>	<b>Against: 3</b>	<b>Abstained 1</b>	

- 8 Thunder Peak

**Motion:** Move that the Board of directors approve an easement for 8 Thunder Peak way to allow a sanitary sewer line to be installed across. SVCA owned parcel 30592 and direct the General Manager to execute the agreement on behalf of the Association.

<b>Motion By: Director McLean</b>		<b>Seconded By Director Asai</b>	
<b>Approved: X</b>	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor: 7</b>	<b>Against: 1</b>	<b>Abstained</b>	

- 20 Sweet Clover Circle

**Motion:** Move that the board of directors approve an easement for 20 Sweet Clover Circle to allow sanitary sewer, sewer, and stormwater lines to be installed across SVCA on parcel 32097 and allow the General Manager to execute the agreement on behalf of the Association.

<b>Motion By: Director McLean</b>		<b>Seconded By Director Voldt</b>	
<b>Approved:</b>	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor: 4</b>	<b>Against: 3</b>	<b>Abstained 1</b>	

**9) Move to go into closed session.**

<b>Motion By: Director McLean</b>		<b>Seconded By Director Bradley</b>	
<b>Approved X:</b>	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>

<b>In Favor:</b>	<b>Against:</b>	<b>Abstained 1</b>	
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**9b) Move to go back into open session.**

<b>Motion By: Director Bradley</b>		<b>Seconded By Director McLean</b>	
<b>Approved: X</b>	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b>	<b>Against:</b>	<b>Abstained 1</b>	

**Adjourned: 11:57PM**

Approved by: *Linda Bradley*  
 Linda Bradley, Board of Directors Secretary