



**REGULAR SESSION OF THE BOARD OF DIRECTORS**

Thursday August 22, 2024

Minutes

**DATE AND LOCATION:** Thursday, August 22, 2024, Dance Barn

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

**AUDIENCE MEMBERS:** Not Recorded

**BOARD MEMBERS PRESENT:**

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

**ATTENDING:**

**Staff Members:** Jo Anne Jensen, General Manager, Joel Heverling, Finance Director, and 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:</b> Director Bradley		<b>Seconded By:</b> Director 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>	

**2. Announcements**

Update on the General Manager search process.

Holiday Market information and date.

Update on formation of the ad hoc committee to look at short term rentals.

**3. Property Owner Comments**

Property owners addressed comments and questions to the Board.

**4. May & June Financial Presentation**

**5. Continuing Business**

**5a. Review and Approval of Proposed ACC Policy Revisions.**

**Motion:** Whereas the proposed revisions include changes that will alter the development of lots from current standards, whereas SVCA believes that the changes are reasonable, made in good faith and directly relevant to the interests, welfare, or rights of SVCA owners. Now, therefore, be it resolved by the Board of Directors that the revised AC Policies document become effective January 1, 2025, superseding all previous AC Policies documents. Adopted this 22<sup>nd</sup> day of August 2024, at a regularly scheduled meeting of the Board of Directors, at which a quorum was present.

<b>Motion By:</b> Director Bradley		<b>Seconded By:</b> N/A	
<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>	



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<b>Motion By:</b> Director Bradley		<b>Seconded By:</b> N/A	
<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>	

**5b. Request for Approval-Easement Documents**

**i. Sweet Clover Circle**

**Motion:** Move that the Board of Directors direct the General Manager to execute the proposed Easement agreement for 20 Sweet Clover Circle on behalf of the Association.

<b>Motion By:</b> Director McLean		<b>Seconded By:</b> Director Van De Polder	
<b>Approved:</b> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> 6	<b>Against:</b> 1	<b>Abstained:</b>	

**ii. Thunder Peak Way**

**Motion:** moved that the Board of Directors direct the General Manager to execute the proposed Easement agreement for 8 Thunder Peak way on behalf of the association.

<b>Motion By:</b> Director McLean		<b>Seconded By:</b> Director Van De Polder	
<b>Approved:</b> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> 6	<b>Against:</b> 1	<b>Abstained:</b>	

**6. New Business**

**6a. Review and Approve the Proposed 2025 Fee and Fine Schedule**

**Amendments:**

**Amendment 1:** Motion to adjust the fees and fine schedule for failure to provide owner or tenant information from just \$10 per day to be \$10 per day, and an additional \$100 fine.

<b>Motion By:</b> Director Bradley		<b>Seconded By:</b> Director 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>	

**Amendment 2:** Move to remove on the line duplex or excessive occupancy, just to remove the language or excessive occupancy.

<b>Motion By:</b> Director Voldt		<b>Seconded By:</b> Director McLean	
<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>	

**Amendment 3:** Wait List fees for Secured Storage and Marina Moorage and Storage are a one-time only \$50 fee. No voting, consensus to add that information to the fee line.

**Amendment 4:** Secured storage 2025 increase.

**Motion:** In favor of the increase to 750.



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

**Amendment 5: Marina Rates**-Not voted or approved see note below. Bringing back the marina fees for discussion in October with more information and the math. The marina fees are not being approved because we are bringing them back.

**Amendment 6: Facility Rentals-Damage Deposit-deleted**

**Motion:** Keep Damage Deposit-fully refundable with alcohol at event. All in favor of keeping that and not deleting it.

<b>Motion By:</b> Director McLean		<b>Seconded By:</b> N/A	
<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>	

**Amendment 7: Dance Barn Rental Rates**

**Motion:** On the dance barn hourly rate. All in favor of keeping it as suggested on the schedule.

<b>Motion By:</b> Director McLean		<b>Seconded By:</b> N/A	
<b>Approved:</b> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> 5	<b>Against:</b> 1	<b>Abstained:</b> 1	

**Amendment 8: Pool Use Fees**

**Motion:** Delete the daily use for the seniors, family adults, child, and so forth. We are going to go \$10 per person per day. All in favor of keeping the proposed fee schedule.

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

**Motion:** Moved that the Board of directors approve the proposed 2025 revisions to the Fee and Fine Schedule with amendments.

<b>Motion By:</b> Director Bradley		<b>Seconded By:</b> Director 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>	

**6b. Amended Board Policies**

Note: Suggestions were made for edits to two of the policies: Contracts Policy and Board Orientation Policy. There were no edits to Board Member & Committee Chair Involvement in Association Management. Suggested edits to be made and all policies returned for approval.

**6c. Easement Requests**

**i. 208 Polo Park Drive**

**Motion:** Moved that the Board of directors approve an easement for 208 Polo Park Drive to



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allow a stormwater line to be installed across SVCA on parcel 29301 and direct the General Manager to execute the agreement on behalf of the association.

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

**6d. Capital Request- Change Oder for Maintenance Facility Remodel**

Motion: moved that the Board of directors approve an additional \$20,500.42 cents from CRRRF for capital. Project 9722.08 Maintenance Shop Remodel and authorize a change order to Cool Runnings contract in the amount of \$20,500. 42.

<b>Motion By:</b> Director McLean		<b>Seconded By:</b> Director Bradley	
<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>	

**6e. UDR Request-Funding for Legal Support of Collections Actions**

Motion: Moved that the Board of directors approved funding in the amount of \$20,000 from UDR for legal expenses associated with identified past due accounts.

<b>Motion By:</b> Director McLean		<b>Seconded By:</b> Director Bradley	
<b>Approved:</b> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> 5	<b>Against:</b> 1	<b>Abstained:</b> 1	

Adjourned 10:02 PM

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