

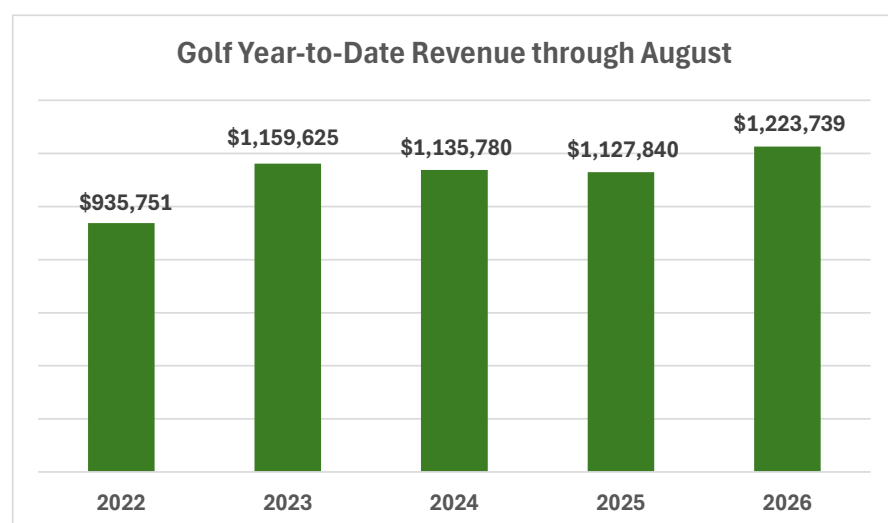
## GM Report – August 2026

Recreational programs ran smoothly in August and Maintenance returned to roadside mowing and vegetation control. Administration focused on supporting the Board and committees as they prepared for presentations of the annual budget, the 2026 AGM, and the proposed Bylaw revisions. Golf had another month of strong revenue, including bookings for many smaller groups and events.

### Highlights

#### Golf Revenue

SVCA's golf course had its best ever August last month, taking in \$232,798 in revenues. Year-to-Date, Golf is ahead of budget with \$1,223,739 in revenue through the end of August. Golf Director Kevin LeDuc cites events and outings as a key factor in this year's good performance. This category of play has increased by more than 20% over last year.



#### Town Meetings

SVCA held two town meetings in August: on August 15<sup>th</sup>, the proposed 2027 budget was presented to the community; and on August 22<sup>nd</sup>, the proposed revisions to SVA's bylaws were discussed. Both meetings were recorded and are available on SVCA's YouTube channel. Preparing the annual budget is an important and challenging task. This year, the work was complicated by the need to consider changes to the state law governing HOAs and the proposed revisions to the bylaws. The final budget, adopted by the Board on September 3<sup>rd</sup>, strikes a balance between rising costs for insurance and utilities, the requirement to maintain aging infrastructure, and members' concerns about increasing assessments.

#### Pool Season

SVCA has had a safe pool season, but revenue is down and expenses are higher. The reduction in revenue is due to much lower than usual swim lesson registrations. In past years, families from outside of SVCA registered for swim lessons and then purchased season pool passes. With fewer swim students, fewer pool passes were sold. Cost increases were driven by equipment repairs, higher chemical usage, and higher hourly rates charged by Cesco, SVCA's pool management company.

## Capital Projects Update

### 2026 Capital Projects Status - Updated July 31, 2026

| CRRRF Projects                        | Approved Budget     | Status      |
|---------------------------------------|---------------------|-------------|
| <u>Facilities:</u>                    |                     |             |
| Austin Creek Bank Repair              | \$ 34,585           | In Progress |
| Turfcare Building Remodel             | \$ 125,446          | Complete    |
| Clubhouse HVAC                        | \$ 214,114          | Complete    |
| Golf Bridge Repair - #1 & #4          | \$ 59,056           | Complete    |
| Marina Tennis Court Refurbishment     | \$ 385,460          | In Progress |
| Marina Security Upgrade               | \$ 19,318           | Complete    |
| Marina Signage (from 2025)            | \$ 15,000           | In Progress |
| Directional Signage (from 2025)       | \$ 20,000           | In Progress |
| Off-Leash Dog Park Improvements       | \$ 70,067           | In Progress |
| Marina Playground Design & Permitting | \$ 24,376           | In Progress |
| Barn 6 Design & Permitting            | \$ 253,924          | In Progress |
| Clubhouse Renovations                 | \$ 23,697           | In Progress |
| <u>Equipment:</u>                     |                     |             |
| Turfcare Tractor Replacement          | \$ 48,048           | Complete    |
| Turfcare Equipment Replacement        | \$ 232,506          | Complete    |
| Driving Range Equipment Replacement   | \$ 22,378           | Complete    |
| Fitness Center Equipment Replacement  | \$ 125,000          | In Progress |
| Security Vehicles Replacement         | \$ 60,000           | Complete    |
| <b>Total Budgeted</b>                 | <b>\$ 1,732,975</b> |             |

| Roads Projects                              | Approved Budget     | Status      |
|---------------------------------------------|---------------------|-------------|
| Design/Permits for 2026 Projects            | \$ 41,888           | Complete    |
| Area Z Access Bridge/Culvert #4 Replacement | \$ 1,219,468        | In Progress |
| On Call Engineering                         | \$ 44,995           | In Progress |
| Fast Response - Roads & Drainage            | \$ 95,613           | In Progress |
| Ditches, Culverts, & Swales (CVC)           | \$ 135,546          | In Progress |
| Potholes & Minor Road Repairs               | \$ 39,370           | In Progress |
| Bridge Inspections                          | \$ 6,976            | Complete    |
| 2026 Road Repairs                           | \$ 428,714          | Complete    |
| Culverts 22 & 24 Design & Permitting        | \$ 167,497          | In Progress |
| <b>Total Budgeted</b>                       | <b>\$ 2,180,067</b> |             |

## Capital Projects in Progress

### Austin Creek Bank Repair

Design is under way, and we are waiting for feedback from Whatcom County before finalizing design and submitting permit applications.

### Marina Tennis Court Refurbishment

Design is complete, and a permit application was submitted. The project was put out to bid and a contract was awarded to WRS. Because of delays in permitting, this project will be completed in 2027.

### Marina and Directional Signage

Work on these two projects will not be finished until after Marina Community Park improvements are completed in 2027.

### Off-Leash Dog Park Improvements

Design is complete and a permit application was submitted. Because a permit has not yet been issued, work will be completed in 2027.

### Marina Playground Design & Permitting

Design began in May, and permit applications will be submitted this fall. Construction is anticipated in the Summer of 2027.

### Barn 6 Design & Permitting

Design is underway. The Geotech scope and survey/utility potholing are complete. Design is expected to be completed this fall. A bid package was issued for demolition of the barn and completing site work to prepare for a new structure.

### Clubhouse Renovations

Work has begun and is on track to be completed in September.

### Turfcare Replacement Equipment

All equipment has now been received and this project is complete.

### Fitness Center Equipment Replacement

We are working with Matrix Fitness to schedule the installation of the new equipment.

### 2026 Road Repairs

Work has now been completed.

### Area Z Access Bridge/Culvert #4 Replacement

Permits have been approved by the county. Work on the Area Z bridge will be completed in September. The bridge replacement at culvert #4 will be delayed until the summer of 2027.

### Culverts 22 & 24 - Design & Permitting

Design is expected to be finished this fall and permit applications will be submitted after that. Construction is planned for summer 2027 and 2028.

## **Department Reports**

### **Administration**

#### Activity Summary

- Finalized the proposed 2027 budgets and presented them to the Board of Directors.
- Revised the budget presentation to prepare for Town Hall meeting.
- Gave a Town Hall presentation of the results of the 2026 Community Survey.
- Posted Community Survey materials to suddenvally.com.
- Finalized the proposed revisions to SVCA's Bylaws document and supported the DRC at a Town Hall meeting to present the changes.
- Created a new website page for the 2026 Annual General Meeting (AGM) and updated content.
- Continued updating election materials in collaboration with the N&E Committee.
- Supported Recreation department hiring needs.
- Began onboarding a new Administration staff member.
- Developed content for the September issue of the Views.
- Reviewed recommended revisions to SVCA's Employee Handbook.
- Continued developing Standard Operating Procedures (SOPs) to reflect current processes.
- Continued work on identifying more affordable healthcare options for employees.

## Successes

- Election preparation is on schedule.

## Planned Work

- Finalize the new POS software implementation and plan the transition to the new system.
- Research ticketing system software
- Implement events calendar on website.
- Continue updating SOPs.

## **Maintenance**

### Activity Summary

- Re-painted overflow parking at AM/PM Park.
- Stayed on schedule with routine mowing of parks and green spaces.
- Repaired the A/C unit and light fixture in the pump house on Hole 17.
- Pruning and edging around the Sofield Park kayak racks.
- Light bulb replacement throughout the Community Center.
- Routed a new low voltage connectivity cable in the Community Center.
- Cleaned camera lens at the Marina.
- Pruned trees on Inlet Cir to improve visibility.
- Removed stored supplies from the front office at the Welcome Center.
- Assembled a new desk for Administration staff.
- Removed unused furnishings and made interior improvements in the Guardhouse.
- Evaluated trees surrounding school bus stop shelters.
- Removed a hornet's nest next to the road on Canyon Ct.
- Repainted Stop Bars at intersections throughout Sudden Valley.
- Repainted Directional arrows on roadways throughout Sudden Valley.
- Replaced the battery packs for the chair lifts at the pools.
- Replaced ceiling tiles in the gym.
- Chipped tree branches that fell onto Harbor View Dr.
- Chipped tree branches that fell onto Polo Park Dr.
- Cleaned stormwater catch basins in various locations.
- Cold patched asphalt potholes in various locations.
- Replaced the roof on the Gate 1 bus stop shelter.
- Filled holes in the turf at Am-Pm and Marina Parks.
- Pruned vegetation along the Area Y trail.
- Roadside mowing in Gates 2, 3, 9, & 13.
- Replaced a faulty light switch in the Welcome Center.
- Repaired the continuously flushing urinal in the Hole 14 Restroom.

## Successes

- The Maintenance Worker I position has been filled.
- The seasonal custodian position has been filled.

### Planned Work

- Replacing tiles around the main pool.
- Pruning trees around regulatory signs on SVCA roadways.
- Roadside mowing.
- Gravel restoration of parking areas and keyways.
- Winterizing the pools.
- Assist with summer road projects.

## **Golf**

### Activity Summary

- Completed a successful BIAWC event with 144 players.
- Completed the Bucks and Does even with 88 players.
- Completed a successful Member/Guest on August 7th -9th with 140 players.
- Hosted several smaller outside events.
- Completed a successful Aslan event with 144 players.
- Preparing for Bellingham Amateur event August 29th & 30<sup>th</sup>.
- Finalized 2027 golf rate information.
- Hosted several smaller outside events.

### Successes

- July revenue was solid, although below 2025, due to some inclement weather days on the weekend
- August revenue has been strong.

### Planned Work

- Continued promotion of the Bellingham Amateur at the end of August
- Meet with Shuksan GC to plan inaugural Mt. Baker Trail golf event in September
- Coordinate details with over twelve outside events in September.
- Prepare and promote Ladies and Club Fall Wind-Up events.

## **Turfcare**

### Activity Summary

- Top-dress greens light sand application.
- Golf cart repairs batteries and starter generator replacements continue.
- General golf course conditioning carries on.
- Fairways received an application of Iron fertilizer to green up.
- Weeding and watering Welcome center demonstration garden.

### Successes

- Course conditioning For Sudden Valley Men's invite was well received.
- Irrigation system is working well, with no issues to date.

### Planned Work

- Continue course conditioning for high profile events through end of season.
- Light sand topdressing putting greens and tee boxes.

### **Recreation**

#### Activity Summary

- Established regular marina staff tasks, including inventory, weed trimming, and cleaning the shelter.
- Removed an improperly placed kayak from AM/PM with assistance from maintenance.
- Managed busy pool days due to the recent heat.
- Filled opening in Area Z.
- Filled openings in kayak racks (residents who moved).
- Trivia Night was held on 8/21 with roughly 50 in attendance.
- Holiday Market vendor applications are now live, with 9 submissions so far.
- In the process of dealing with delinquent kayaks that need to be removed from the Ice Barn.
- Conducting interviews for the remaining open Recreation staff positions.
- Wrapping up swimming lessons and water aerobics in partnership with the Y.

#### Successes

- Increase in picnic shelter rentals.
- Increased attendance for Trivia Night.
- Increased submissions for Holiday Market.
- Residents have been happy with the smooth running of the community center.
- Promoted and trained new lead guard.
- Filled 2 Recreation staff member positions

### Planned Work

- New equipment.
- Painting baseboards in gym.
- Open Mic Night.
- Trunk or Treat
- Holiday Market