

GM Report – July

It's Summer in Sudden Valley! The pool, parks, beaches, and trails were in steady use as residents got outside to enjoy the sunny weather. Staff were focused on preparing for the annual Valley Fair, which was well attended despite very windy weather.

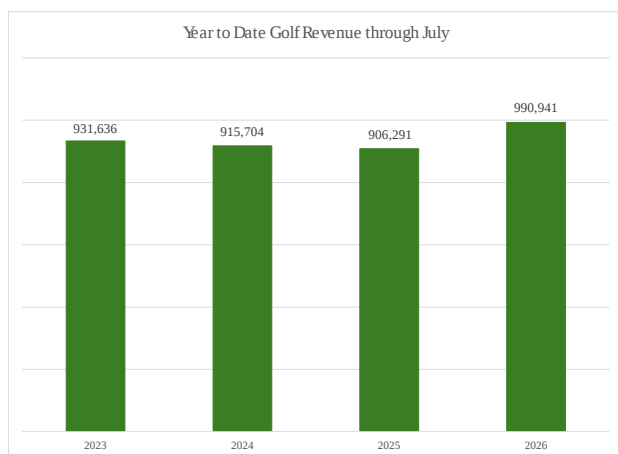
Operational Highlights

Valley Fair

Recreation, Maintenance, and Administrative staff were focused on preparing for this major event for the first three weeks of the month. Although the weather was not ideal, there was still strong attendance for the fair. Food and craft vendors reported they had healthy sales, although SVCA's Beer Garden was not as big a hit as in previous years. Specifically, 64 beer tokens were sold, for total sales of \$320.00. The dunk tank was popular, with 55 tokens sold and sales of \$275.00. The car show had many more participants than last year and seemed to be very popular with attendees.

Golf Revenues

Golf has continued to have a strong season. As you can see in the chart below, revenue year-to-date is considerably higher than golf's highest July ever in 2023.



2027 Budget

The first draft of the proposed 2027 operational and capital budgets was completed in July and presented to the Board of Directors on August 5th. The annual budgeting process involves all levels of SVCA Management and many hours of work to integrate the information into a single document. Work on the budget will continue through August. A Town Hall meeting is planned for this Saturday, August 15th, at 1 pm in the Dance Barn. The budget will be finalized at a Special Meeting of the Board on September 3rd and included on the ballot for the 2026 Annual General Meeting.

2026 Community Survey

Results of the 2026 Community Survey were presented to the Community on July 30. A recording of the presentation was posted to YouTube and all of the supporting materials, including: the slides used in the presentation, a description of the project design, the questionnaire used to collect responses, data tabulations, open-ended responses, and a description of the weighting schema.

Staff Changes

SVCA has experienced staffing changes recently. Recreation Manager Kyle Kaltenfeldt resigned his position to become the General Manager of a tennis and fitness facility in Fairhaven. Nakell Jones, the Assistant Recreation Manager, is filling in for Kyle as we look for a new manager. Also, Mike Brock, SVCA's Maintenance & Facilities Manager retired at the end of July. His position has been filled by Matt Allbaugh, formerly the Maintenance Foreman. I feel confident that Matt will ensure a smooth transition and continue the improvements in efficiency that Mike implemented over the past four years. A new Maintenance Foreman, Brandon Lambert, has been added to the team. We are also at the time of year when many of our seasonal recreation employees are leaving to go back to school or away to college. We have had many strong applications and look forward to welcoming new faces to the recreation team.

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	In Progress
Driving Range Equipment Replacement	\$ 22,378	Complete
Fitness Center Equipment Replacement	\$ 125,000	In Progress
Security Vehicles Replacement	\$ 60,000	Complete
Total Budgeted	\$ 1,732,975	

Roads Projects	Approved Budget	Status
Design/Permits for 2026 Projects	\$ 41,888	In Progress
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	In Progress
Culverts 22 & 24 Design & Permitting	\$ 167,497	In Progress
Total Budgeted	\$ 2,180,067	

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. The timing of this project is dependent on when the permit is issued.

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. A contract was awarded and work will be completed once a permit is issued.

Marina Playground Design & Permitting

Design began in May, and permit applications will be submitted this summer. 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 in August.

Clubhouse Renovations

Work has begun and is expected to be completed in September.

Turfcare Replacement Equipment

The equipment has been ordered and is expected to arrive this summer.

Fitness Center Equipment Replacement

The equipment has been ordered and is expected to be installed in late August.

2026 Road Repairs

Work began in June and is expected to be completed in early August.

Area Z Access Bridge/Culvert #4 Replacement

Permits have been approved by the county. A contract was awarded for installation of the Area Z bridge, and work will be completed this summer. 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 in July and permit applications will be submitted after that. Construction is planned for summer 2027 and 2028.

Department Reports

Administration

Activity Summary

- Completed annual inventory and continued work on the 2027 capital budget.
- Worked with Security to implement additional guard coverage for July 4th weekend.
- Supported committee activity, including revision of SVCA's Bylaws.

- Continued to work with owners of rental properties to complete their registrations.
- Finalized summary report and data tables with Catapult Insights and began work on presentation of detailed results of the Community Survey.
- Identified a candidate for the open Member Services position; new employee will begin work on August 10th.
- Supported Maintenance and Recreation department hiring needs. Began interviewing for the Maintenance Department openings.
- Continued work on identifying more affordable healthcare options for employees.
- Prepared for Valley Fair event.

Successes

- We've received applications from well-qualified candidates for our open positions.
- Close to completing rental registrations!

Planned Work

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

Maintenance

Activity Summary

- Cleaned and painted Rec Center Gazebo.
- Re-painted overflow parking at Marina and AM/PM Park.
- Installed new ADA signs at the Dance Barn.
- Roadside mowing has been completed once in all gates.
- Repaired outdoor shower at Adult Pool.
- Repaired faucet at Hole 7 Bathroom.
- Stayed on schedule with routine mowing of parks and green spaces.
- Repaired asphalt at the Marina.
- Installed new signage at Marina.
- Installed additional lighting, two-way radio antenna and wiring on SV-2.
- Repaired locks and card readers on wet slip docks at the Marina.
- Assisted Rec Center with kayak and canoe removal.
- Repaired clogged sink drain at AM/PM Park.
- Wired OP-30 so that two-way radio is active when key is on.
- Replaced motion sensor at Adult Center.
- Repaired drainage on bridge on Sudden Valley Drive.
- Repaired turf at baseball field.
- Repaired swim lines at main pool.
- Removed tree from over Polo Park Drive.
- Repaired leak and sliding door at Clubhouse.
- Edged and cleared debris from the tennis courts at the Community Center.
- Replaced door hardware on 2 doors in the Community Center.
- Repaired speed bump ahead sign on Sudden Valley Drive.
- Tire repaired on the 420E backhoe.
- Cleaned, sanded, and painted the stage for Valley Fair.
- Replaced belt on the Toro deck mower.
- Removed tree from over Alder Ct.
- Removed tree from over Jasper Ridge Lane.

- Pressure washed the pavilions at AM/PM and Marina Parks.
- Cleaned camera lenses at the Marina.
- Repaired door hardware at the Quiet Pool entrance.
- Setup stage for Valley Fair.
- Laid out and painted vendor spaces for Valley Fair.
- Assisted with setup and testing of internet for Valley Fair vendors.
- Laid out Valley Fair beer garden space.
- Cleaned and reorganized Welcome Center storage area to accommodate sign storage.
- Lake Louise Trail maintenance.
- Resolved drainage odor issue at Turfcare.

Successes

- The Maintenance Foreman position has been filled.

Planned Work

- Repair broken glass on 420E backhoe.
- Assist with summer road projects.
- Gravel restoration of parking areas and keyways.
- Roadside mowing.

Golf

Activity Summary

- Sudden Valley Junior Camp was a big success with 80 juniors.
- Training new 1st Assistant.
- Hosted the Camaloch Men's Club event with 71 players.
- Submitted first draft of the 2027 operating budget.
- Completed 3rd member social event of the season.
- Completed the Mid-Summer Best Ball and Ladies Invitational.
- Booked two new outside events for September.
- Hosted the final PGA junior league match of the season.
- Promoted Bellingham Amateur event at the end of August.

Successes

- July revenue has been steady and on par with 2025.

Planned Work

- Promote and prepare for Bucks and Does - August 2.
- Coordinate details for several smaller outside events coming up.

Turfcare

Activity Summary

- Line trimming throughout the course.
- Top-dress greens light sand application.
- Golf cart repairs batteries and starter generator replacements continue.
- General golf course conditioning carries on.
- Irrigation clock purchased and set up at Rec.
- First round of ops budget 2027 submitted.
- Weeding and watering Welcome Center demonstration garden.
- Turfcare crew has been working well with no issues to date this season.

Successes

- Course conditioning continues at a scheduled pace.

- Irrigation system is working well, with no issues to date.

Planned Work

- Continue course conditioning.
- Verti-cut greens.
- Wrap up putting green sod replacement.
- Light sand topdressing putting greens.
- Fertilize grass patch at rec area and begin scheduled watering.
- Damaged sod replacement completed.
- Continue prepping course for multiple high-profile events in July and August.

Recreation

Activity Summary

- Trivia Night on 6/26, had over 60 people (16 teams) attend.
- Swim lessons & water aerobics started (in partnership with the Y).
- Sunshine Room renovation & re-opening party were very successful.
- Removed improperly stored kayaks & paddleboards from Marina & Sofield Park.
- In-service training for lifeguards on 7/15.
- Trivia Night on 7/17, had 30 people in attendance.
- Removed improperly placed canoes from AM/PM Park.
- Finalized and sent out layout to Valley Fair Vendors.
- Continued Valley Fair preparations, including completing a signage inventory, meeting to finalize car show needs, and coordinating other event logistics.

Successes

- Increased Sunshine Room usage after re-opening.
- Increased sign-ups for YMCA Water Aerobics.
- Saw an increase in pool pass sales.
- Increase in rentals for both pools.
- Trained new Head Lifeguard and established the weekly Head Guard report.
- Trained new employees for Lead Rec Staff position.
- Expanded the Valley Fair vendor lineup by adding 28 craft fair vendors and an ice cream truck to the food vendor roster.

Planned Work

- In-Service Training 8/5.
- Trivia Night 8/21.
- Interviewing for new Rec Staff members.



CARLETTI ARCHITECTS P.S.

architecture & planning

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A NEW FACILITY FOR:
SUDDEN VALLEY

BARN 6 REPLACEMENT

25-906

PROJECT NUMBER:

REVISIONS:

7-10-26 PRELIM. SET

SHEET TITLE:

SECOND FLOOR PLAN

QUINTIN SUTTER
PROJECT ARCHITECT:

ISAIAH CORP
DRAWN BY:

QUINTIN SUTTER
CHECKED BY:

MAY 7, 2025
DATE

S/ARCH/25-906 SV BARN6REV
COMPUTER FILE NAME

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EXIT PLAN NOTES:

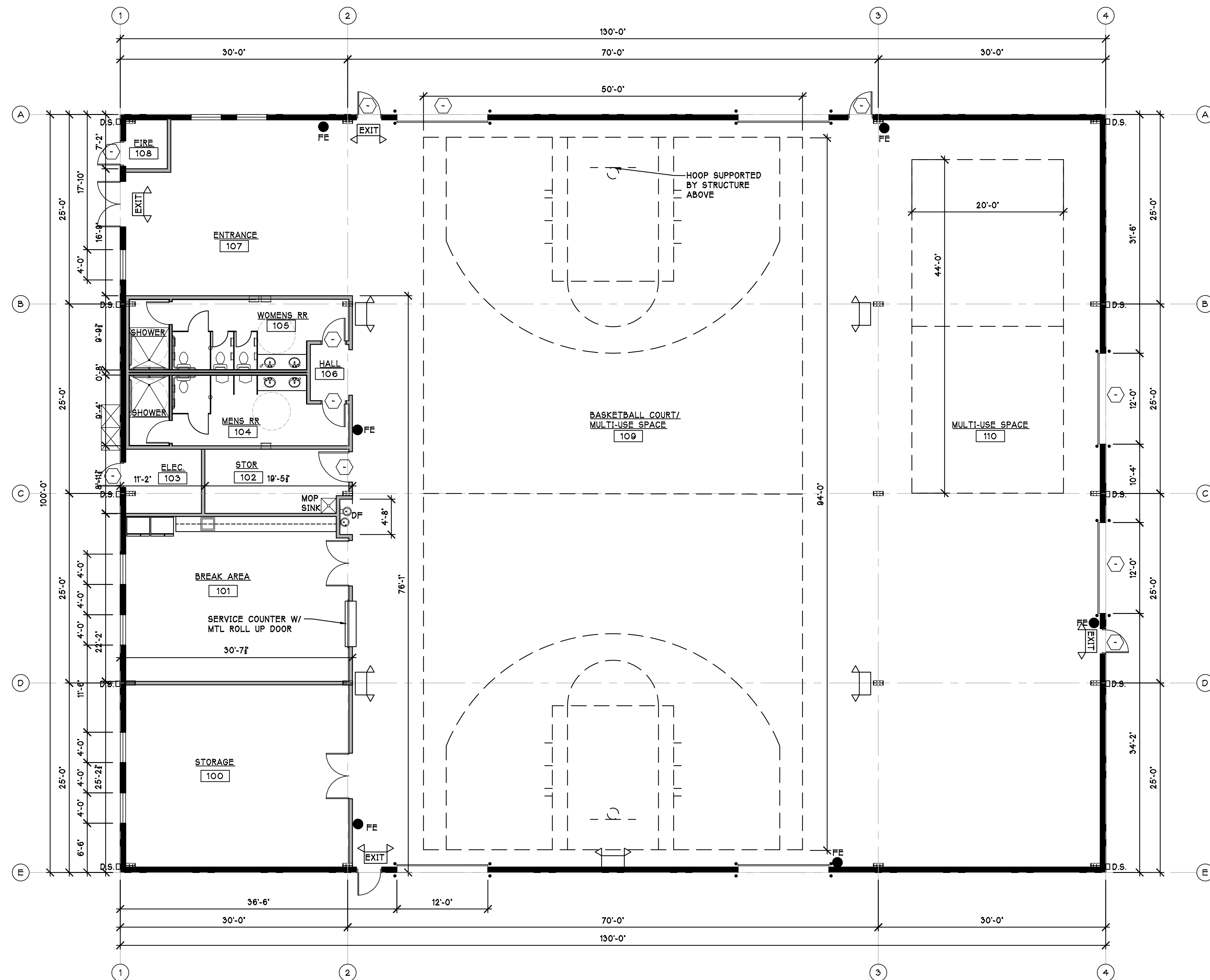
- PER 1006.2.1 TRAVEL DISTANCE TO COMMON PATH OF TRAVEL W/ SPRINKLER SYSTEM < 100'-0" [OK]
- PER 1017.2 OVERALL EXIT TRAVEL DISTANCE < 250'-0" WITH SPRINKLERS FOR [A OCC] [OK]
- EXITS ARE ALL GREATER THAN 1/3 THE DIAGONAL DISTANCE APART WHERE THERE IS REQUIRED TO BE MORE THAN ONE EXIT.
- PER 1005 EGRESS WIDTH PER OCCUPANT SERVED XX OCCUPANTS [PER COVER SHEET] [20] INCHES PER OCCUPANT [PER TABLE 1005.1 WITH [A] OCCUPANCIES XX X [20] * X'. WE PROVIDE 5 EXIT DOORS X [34] * 170" WHICH IS > X' [OK]
- MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD [SECTION 1019.1] OCCUPANT LOAD IS X AND FOR OCCUPANT LOADS < 500 OCCUPANTS TWO EXITS REQUIRED [5] EXITS ARE PROVIDED AND DOORS SWING OUT. [OK]
- INSTALL EXIT LIGHTS & FIRE EXTINGUISHERS SHOWN ON PLAN AND AS DIRECTED BY THE FIRE MARSHALL

FLOOR PLAN NOTES:

- CONFIRM ALL ROUGH OPENINGS FOR DOORS AND WINDOWS PRIOR TO FRAMING AND ORDERING.
- SEE METAL BUILDING DRAWINGS FOR LOCATION AND INFORMATION ON STEEL MAIN FRAMES AND BASE PLATES.

FLOOR PLAN LEGEND

- DIRECTIONAL EMERGENCY EXIT SIGN HARDWARE W/ BATTERY BACKUP
- COMBINATION EXIT SIGN/EMERGENCY LIGHTING WITH BATTERY BACKUP HARDWARE
- EMERGENCY LIGHTING W/ BATTERY BACKUP HARDWARE
- 2A 10BC FIRE EXTINGUISHER SEE FLOOR PLAN FOR LOCATIONS 75 FEET MAX TRAVEL DISTANCE
- DOOR NUMBER SEE SHEET A-2.3 FOR SCHEDULE
- WINDOW NUMBER SEE SHEET A-2.3 FOR SCHEDULE
- ROOM FINISH TAG SEE SHEET A-2.3 FOR SCHEDULE
- DOWNSPOUT CONNECT TO CIVIL TIGHTLINE TYP.
- METAL BUILDING MAIN FRAME (SEE METAL BUILDING DRAWINGS)
- EXTERIOR METAL BUILDING 24 GA. MTL. SIDING O/ R-21 CONTINUOUS PIP RIGID INSULATION. TAPE ALL SEAMS TYP. O/ 8-1/2" MIN. 'Z' GIRTS PER MTL. BLDG. SUPPLIER [MANF. TO VERIFY SIZE/GAUGE]
- INTERIOR 6" OR 3-5/8" STEEL STUDS 30 MIL @ 16" O.C. W/ R-11 SOUND BATT INSULATION W/ 5/8" GWB EA. SIDE, FRAME TO CEILING ABOVE TYP.
- [2] TOTAL 175,000 BTU GAS UNIT REZNOR HEATER SUPPORT FROM FRAMES ABOVE W/ UNISTRUT GAS LINE TO HEATERS TO BE 1-1/4" BLACK PIPE TO EA. LOCATION SEPARATE LINES FOR EACH UNIT. MAX. LENGTH OF PIPE TO BE 225'



FLOOR PLAN

SCALE: 1/8"=1'-0"



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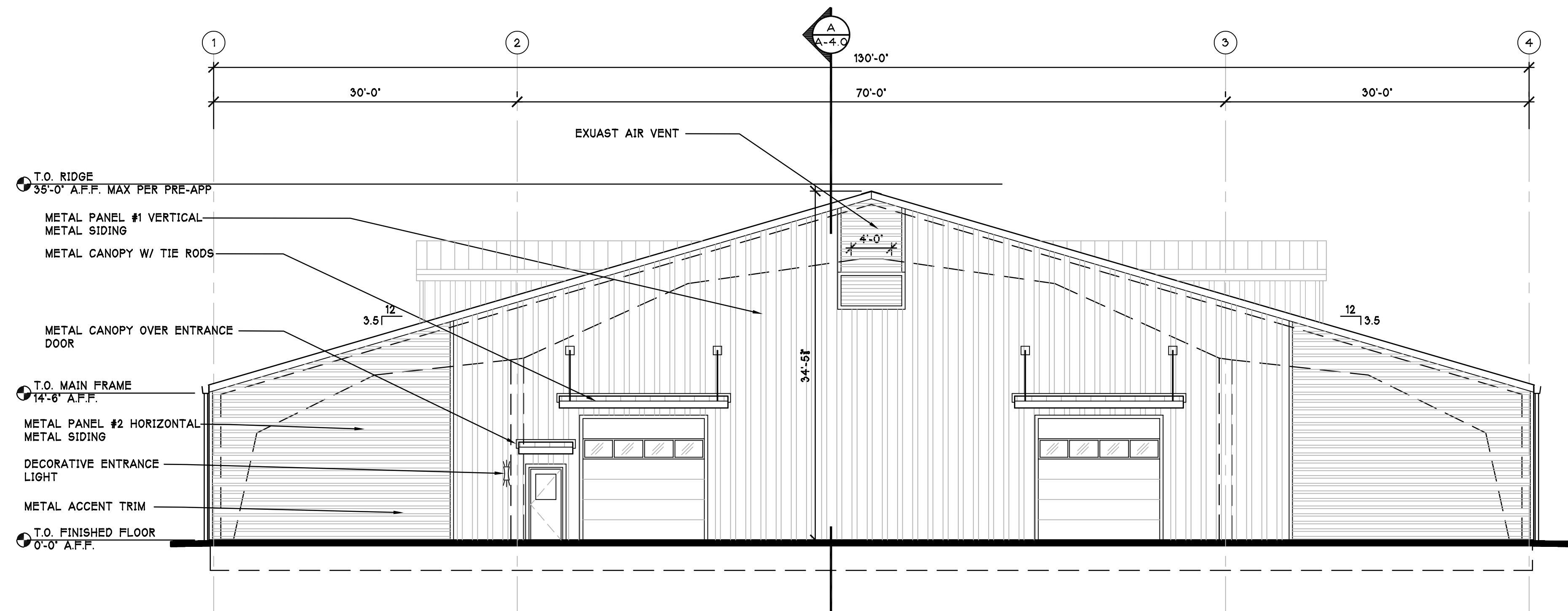
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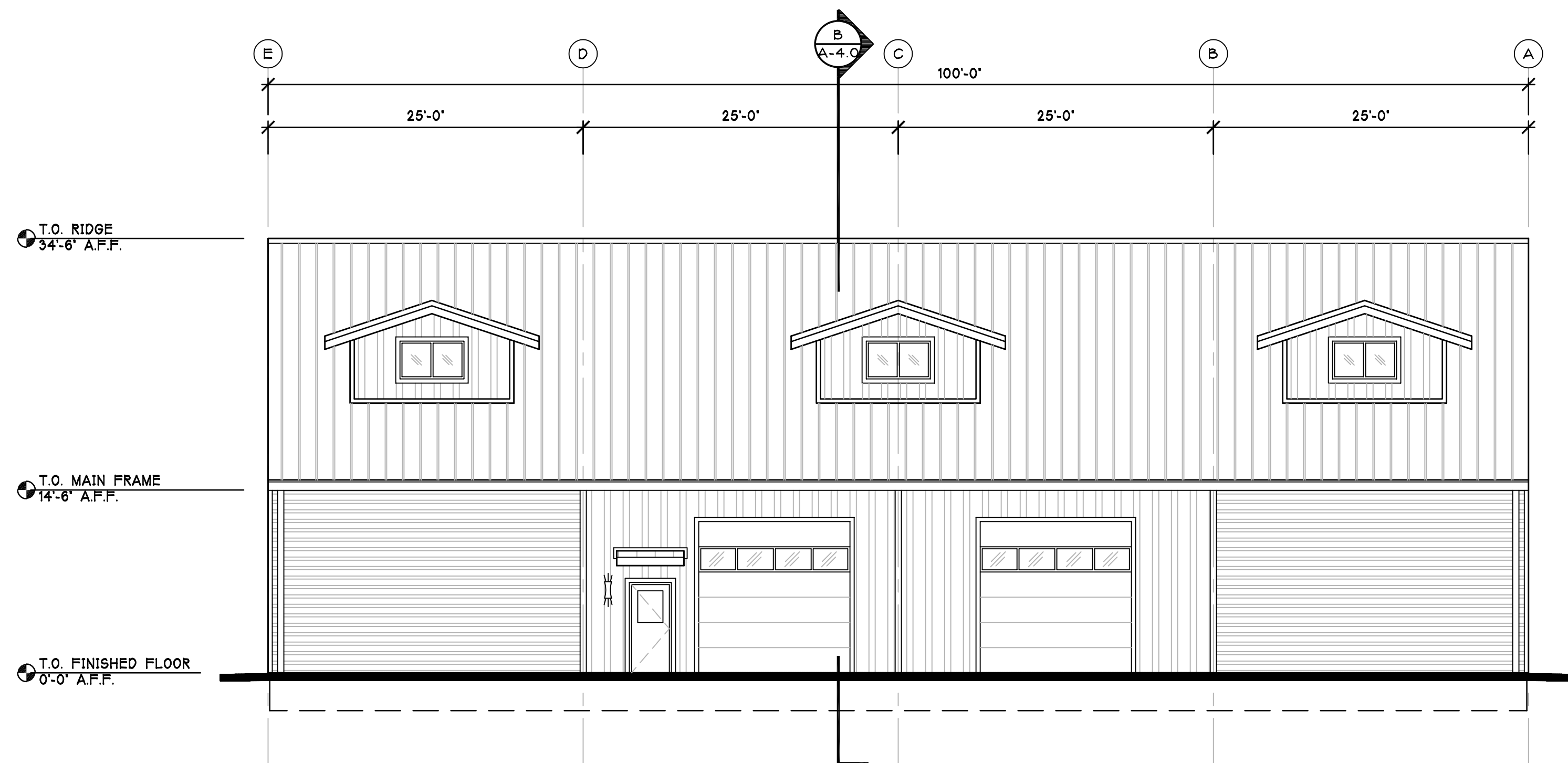
BARN 6 REPLACEMENT

98229



EAST ELEVATION

SCALE: 1/8"=1'-0"



NORTH ELEVATION

SCALE: 1/8"=1'-0"

22-607
PROJECT NUMBER:

REVISIONS:

7-10-26 PRELIM. SET

SHEET TITLE:

ELEVATIONS

PJC
PROJECT ARCHITECT:
DAVID WILSON
DRAWN BY:

PJC
CHECKED BY:

JANUARY 31, 2022
DATE

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COMPUTER FILE NAME

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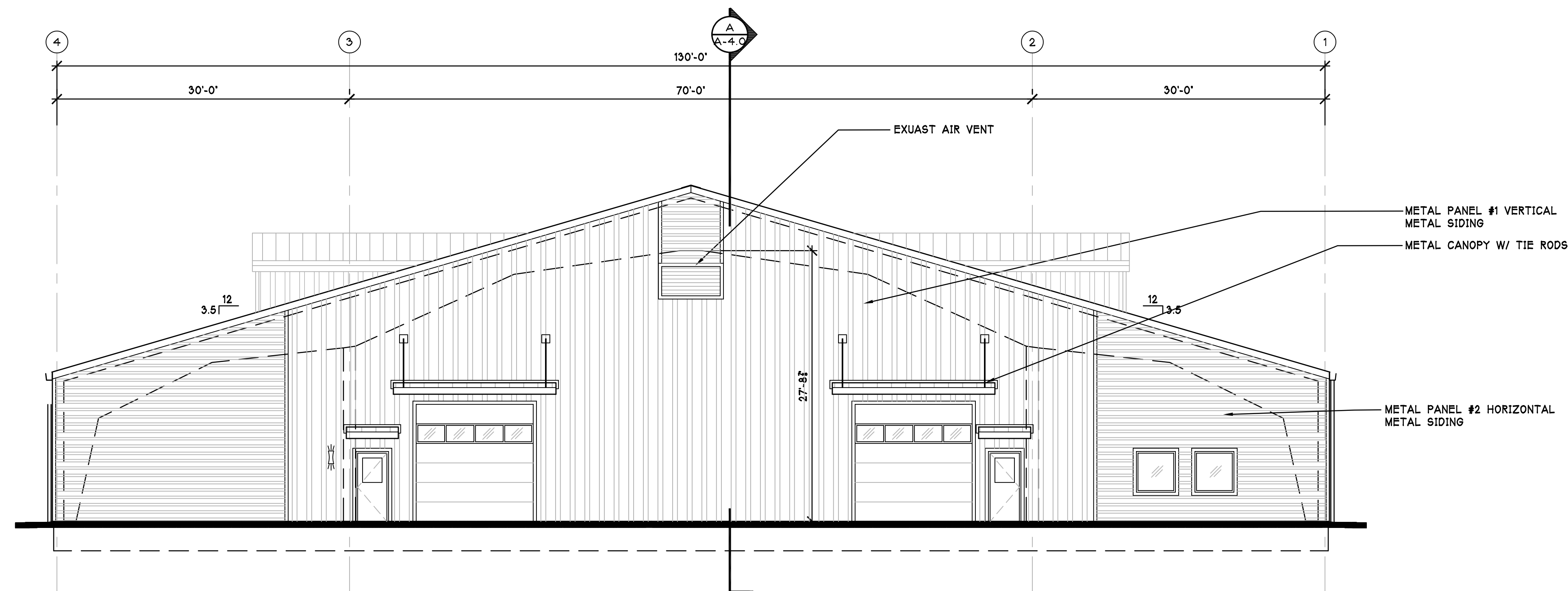
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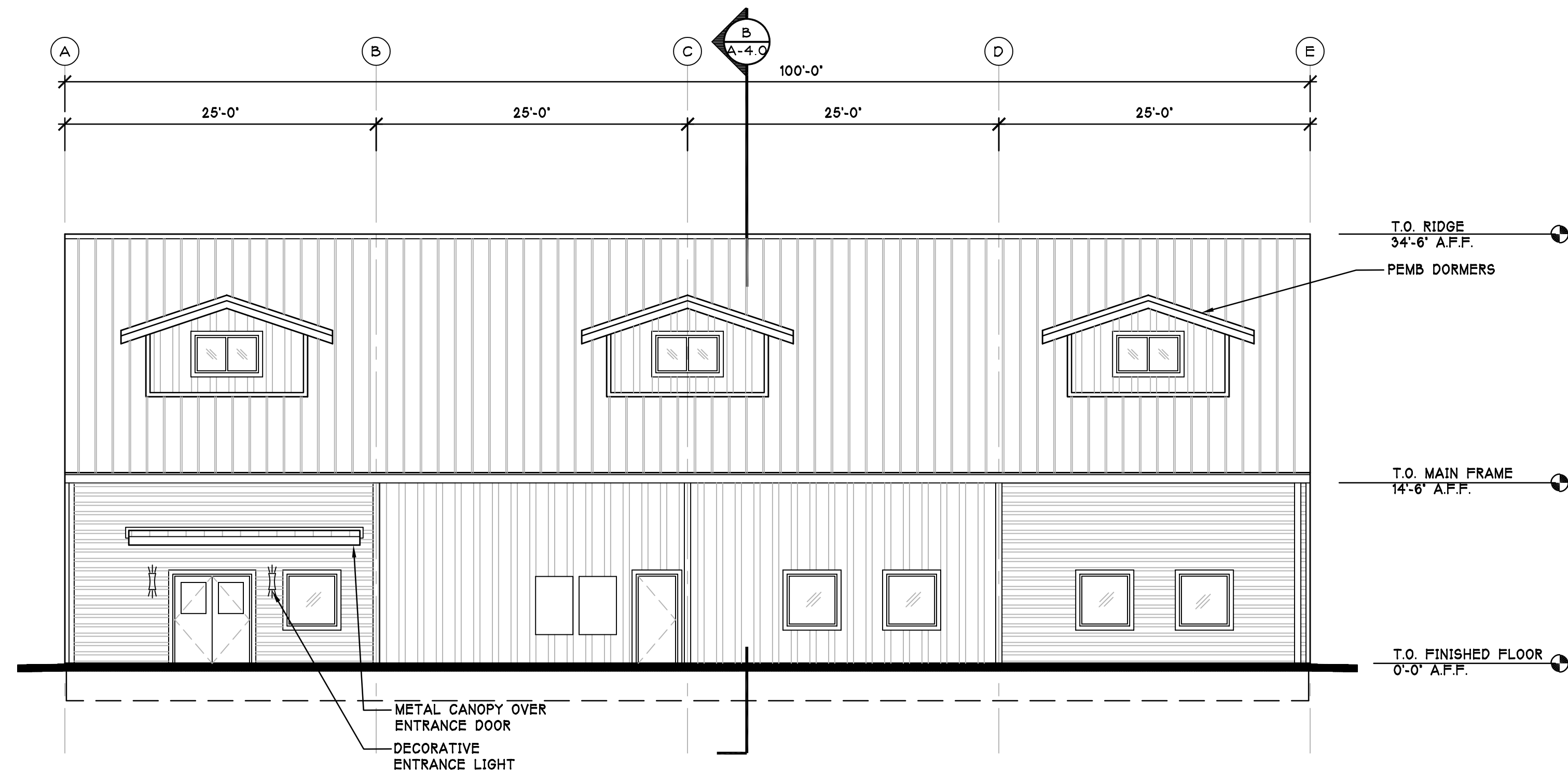
BARN 6 REPLACEMENT

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WEST ELEVATION

SCALE: 1/8"=1'-0"



SOUTH ELEVATION

SCALE: 1/8"=1'-0"

22-607
PROJECT NUMBER:

REVISIONS:

7-10-26 PRELIM. SET

SHEET TITLE:

ELEVATIONS

PJC
PROJECT ARCHITECT:

DAVID WILSON
DRAWN BY:

PJC
CHECKED BY:

JANUARY 31, 2022
DATE

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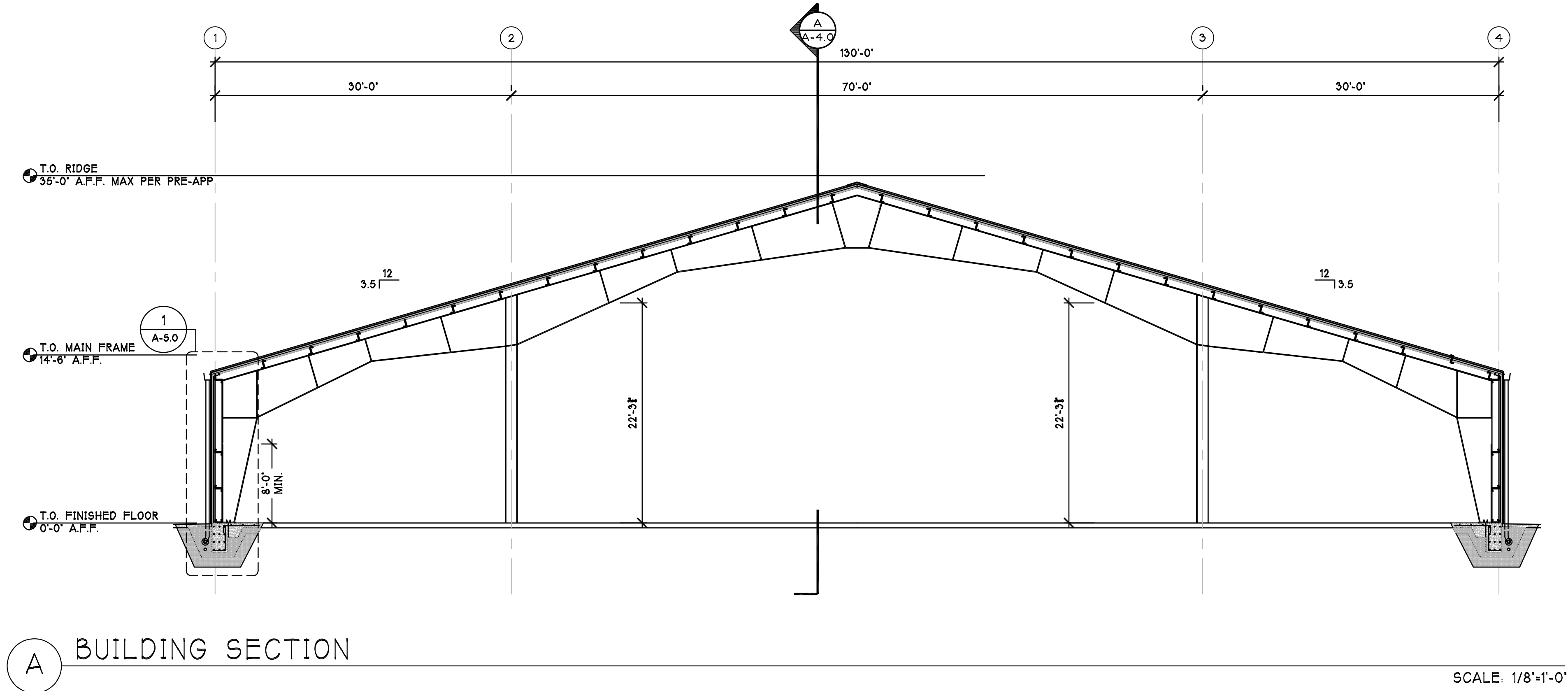
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BARN 6 REPLACEMENT
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22-607
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REVISIONS:
7-10-26 PRELIM. SET

SHEET TITLE:

SECTIONS

PJC
PROJECT ARCHITECT:
DAVID WILSON
DRAWN BY:

PJC
CHECKED BY:

JANUARY 31, 2022
DATE

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COMPUTER FILE NAME

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