



REGULAR SESSION OF THE Finance Committee

May 20, 2026

Minutes

DATE AND LOCATION: May 20, 2026 - Zoom

CALLED TO ORDER AT: 6:30 pm.

AUDIENCE MEMBERS: None

COMMITTEE MEMBERS PRESENT:

1. Jean Maixner	4. Ken Van de Polder		
2. RaY Meador	5.		
3. Rob Gibbs	6.		

ATTENDING:

Staff Members: General Manager. Joel Heverling, Finance Director

Call to Order

Director/Chair Maixner Called the meeting to order at 6:31 PM.

1. Maixner Moves to Approve Agenda with addendums

Motion By: Jean Maixner		Seconded By:	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained	

2. Announcements: None

3. Property Owner Comments: None

4. Approval of Minutes:

Motion By: Jean Maixner		Seconded By:	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: ALL	Against:	Abstained	

5. Reports: Finance Presentation. Jean Maixner and Joel Heverling

6. Continuing Business: None

7. New Business

- a) Capital Request – Fitness Center Equipment Page 11
- b) Capital Request – Marina Tennis Court Refurbishment Page 60
- c) Capital Request – Replacement of Security Vehicles Page 132
- d) Approval Request – 2026 Roads Projects Page 139

a. Capital Request – Fitness Center Equipment

The Board of Directors approves \$120,000 in funding from CRRRF for the purchase of new cardio and weightlifting equipment from Matrix and Amazon, as indicated. Funds not used for the purchase of equipment will be returned to CRRRF.

Discussion:

SVCA’s Fitness Center has cardio and weightlifting equipment. The weightlifting machines were installed in 2007 and are in poor condition. The machines receive regular maintenance, but they are old, and many parts are no longer available. Several machines are unusable for this reason. Similarly, the cardio machines were purchased in 2019 and are old and prone to breakdowns. While we are generally able to repair the cardio machines when they break, time out of service significantly impacts gym users. Additionally, our current cardio equipment is less energy-efficient than newer models and sometimes cause the power to go off in that area of the Fitness Center.

Discussion included the use of the weight room was an important and well used amenity. The equipment is old and much of it is broken. The Matrix brand is a well-known gym equipment provider.

Motion: I move that the Finance Committee recommend the Board of Directors approve \$120,000 in funding from CRRRF for the purchase of new cardio and weightlifting equipment from Matrix and Amazon, as indicated. Funds not used for the purchase of equipment will be returned to CRRRF.

Motion By: Jean Maixner		Seconded By:	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: All	Against:	Abstained	

b. Request: Marina Tennis Court Refurbishment

The Board of Directors approve \$364,340.42 from CRRRF for the construction phase of the Marina Community Park Tennis Court Refurbishment Project.

Discussion:

In February of 2026, the Board of Directors approved \$21,120 in funding for the design & permitting phase of the project to refurbish the Marina Community Park tennis courts. The design is complete, an engineer’s estimate has been prepared, and construction bids have been received. At this time, we are requesting funding approval for the construction phase of this project.

Wheelchair access was discussed. There will be 3 areas for ADA access with space for wheelchairs. WRS has been used before and has done a good job. Start date and end date will depend on WRS schedule. Hopefully the project can be done this year.

Motion: I move that the Finance Committee advise the Board of Directors approve \$364,340.42 from CRRRF for the construction phase of the Marina Community Park Tennis Court Refurbishment Project.

Motion By: Jean Maixner		Seconded By: Robb Gibbs	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: All	Against:	Abstained	

- c. Request:** Board of Directors approves \$60,000 in funding from CRRRF for the purchase of two Ford Broncos to be used as Security patrol vehicles.

Discussion:

In September of 2025, an accident damaged the 2009 Honda CRV that Security used as a back-up patrol vehicle. Fixing the damage was estimated to cost more than the value of the vehicle, so SVCA's insurance company totaled the vehicle and paid SVCA \$14,930.07. On the 2025 Capital Budget CRRRF, the CRV had been scheduled for replacement in 2026, but this line item was removed from the 2026 budget.

Security's primary patrol vehicle, a 2019 Chevy Colorado, is scheduled for replacement in 2026. The Capital Budget – CRRRF includes \$40,000 for this purchase. The Chevy Colorado is currently usable but has a persistent oil leak and will soon need a costly repair (\$4k-\$5k). Our in-house mechanic has recommended that we use the vehicle only in emergencies, therefore Security has been using the 2005 Honda Element that was previously assigned to Administration.

The Honda Element was scheduled for replacement in 2025, but we chose not to do that, since staff preferred to use their own vehicles to conduct business travel and then submit mileage reports for reimbursement. The decision was made to use the Element until it could no longer be reasonably repaired and then sell it.

It is necessary to replace both Security vehicles to ensure Security coverage is not interrupted. The Honda Element is not capable of safely driving SVCA roads during a winter weather event and is not reliable vehicle, due to its age and condition.

It was discussed both vehicles are good choices. May want to consider RAV 4 as an alternative. Wrangler is a proven vehicle and has good resell value. Bronco has same engineering as explorer and Explorer is a preferred vehicle for many police departments. The SV new security company preferred the Explorer.

Motion:

I move that the Finance Committee advise the Board of Directors approve \$60,000 in funding from CRRRF for the purchase of two Ford Broncos to be used as Security patrol vehicles.

Motion By: Jean Maixner		Seconded By:	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Majority	Against:	Abstained	

- d. Request _ 2026 Roads Projects:** The SVCA Board of Directors approve the selection

WRS as the vendor for completion of the 2026 roads projects and authorize the General Manager to execute SVCA’s standard construction contract with WRS.

Discussion:

In February 2026, the board approved \$428,714 in funding for the completion of the four majors2026 road repair projects (see attached memo). I am now requesting approval of contract award for the planned projects.

The 2026 Capital Budget – Roads includes \$193,574 for road repairs to Appaloosa Court, Yearling place, Misty Ridge Court, and Fields Park Place. To ensure that these important repairs can be completed this year, we propose using funds intended for culvert repairs to cover the short fall of approximately \$14,560. The contract is based on unit pricing and the final pricing will depend on measurements taken in the field. It is not certain how many culverts can be completed with the funds remaining. It is our intention to complete as many of the culverts as possible given the overall budget available for 2026 roads projects.

For the 10-year plan there was an inspection of all the SV culverts. Many of the culverts were cleaned. In addition, data base of size and condition of the culverts was made. With this, SV has a better understanding of the condition of the storm water drainage. The same type of database was made for the roads. From the database and continued inspections of the culverts and roads, it is decided what culverts and roads need to be addressed.

Motion:

I move that the Finance Committee advise the SVCA Board of Directors approve the selection of WRS as the vendor for completion of the 2026 roads projects and authorize the General Manager to execute SVCA’s standard construction contract with WRS.

Motion By: Jean Maixner		Seconded By:	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Majority	Against:	Abstained	

Adjourn: 7:49 pm