

Minutes
SVPORC BOARD MEETING
October 14, 2022
SV Pavilion at 6:00p.m.

Attending: Mike Johnson (President and STR), Jeff Perry (Vice President, Lakes/Fishing and Legal Affairs), Doug Coleridge (Architectural), Steve Peacock (Legal) and Jill Cochran (non-voting Office Coordinator and Welcome Committee). Absent: Richard (Dick) Cope (Lakes/Fishing), Jan Richardson (Treasurer, Covenants and Welcome Committee). Jan and Ken Richardson attempted to join the meeting by phone unfortunately connection could not be maintained.

Community Member Attending: Christopher Gibson, Martin & Lisa Williams, Caroline Trani, Bob & Cindy Valade, Marlena and Christian Outlaw, Georgia Curie and John Schneider.

Call to order: Mike Johnson called the meeting to order at 6:06 p.m.

Community Comments:

Chris Gibson shared the attached letter with the Board. They consider their home in SV as a home away from home for 5 years. They truly love the community. They do not rent out their home to get rich but only to make it possible to enjoy this amazing place. He is disappointed that before being communicated with about problems the first resort is to penalize the group as a whole and take away their property rights. He has 10 other part-time occupants who are willing to put in effort and time to help with solutions. His letter includes ideas for consideration including: being willing to manage a site to report abuse of the common facilities or to report nuisance properties, willing to facilitate a proactive communication with non-occupant owners about their obligations, strict rules including no trespassing, wading or swimming in the lakes, use of ATV's on roads and fishing or use of the pavilion by anyone other than the owner requires a special access permit and fee payment. He is ready to be present and to cooperate and find solutions. He wants to be a good neighbor by not being the problem but instead wants to be part of the solution.

Bob Valade shared that he supports a policy that owners need to be present on common properties with their guests. He expressed that last summer was way to active and the number of Short Term Renters (STRs) poses many problems that he has not seen before. STRs should not be allowed to use the lake. He is very concerned about the children's safety with all the strangers/renters from STRs using the common properties. Leave our common properties alone.

Georgia Curie shared that the owners and renters of STRs need to know and follow the rules and policies. She worked hard to live here. The problems need to be addressed.

Jill Cochran shared that Jan Richardson, Chairperson for the Covenants Committee, has been responding to all complaints that have been submitted. Letters about the violations are being sent to owners in response to the complaints.

Christian Outlaw asked about the 3 strikes and you are out rule and how the fish patrol knows who is using the common properties. It was explained that after 3 violations owners will lose their membership to SVPORC which includes use of the common properties for themselves, guests and renters. Also, the fish patrol has a list of all residents that shows which owners are current members.

Marlena Outlaw stated that there is room for compromise and that there is not as much difference as you may think. They also want the problems fixed if their renters are causing problems they want to know.

Caroline Trani shared that they were part time and this was their second home until they moved here permanently. They did not rent the home to others. This year on their side of the lake they have 7 VRBOs causing excessive noise, trash, etc. She does not want to have to police her neighbors. They came here to be part of a residential community not a resort.

Steve Peacock shared that he has seen a significant increase in renters from the STR properties using the lakes and common properties during his fish patrol.

Cindy Valade shared the extreme increase of people using the common properties and causing problems like fireworks, garbage, etc. Much more than she has seen in the past and it is disturbing. The renters should not be allowed to use the common properties. The extreme number of people "is insane".

Lisa Williams also spoke to the problems and that there should be room for compromise. She wants to know if there is a problem with their property.

Mike Johnson thanked everyone for their input and welcomed input on solutions.

Georgia Currie expressed that the noise from the generators is ruining the quality of her life. The constant noise affects her anxiety and something needs to be done. Can they be shut off during night hours?

Jeff Perry shared that the noise is being looked into. Shaun Gordon is checking with Solitude Lake Management. Jill Cochran also shared that Ken Richardson checked out the noise level from Georgia's side of the lake and agreed it is a concern. Ken Richardson and Mike Johnson are also working with Solitude Lake Management to find a solution to reduce the noise coming from the generator.

The Board agreed to contact Solitude Lake Management to see if the aerators could be shut off during the winter months to help with noise, allow for ice fishing, etc. The health of the lakes/fish is why the aerators were installed.

Board Meeting Minutes from September 8th were approved via email/mail.

Board Reports

President's Report

Mike Johnson reported that the Lawyer was contacted with some questions. We have received a response. There are a few additional questions that will be submitted. One being the "majority" percentage needed to change the covenants. Is it 51% or 67%?

Vice President's Report

Jeff Perry thanked the Board for doing a super job. He has been out of town and busy with a new job and wanted the Board to know he appreciates what everyone is doing.

Treasurer's Report

Jan Richardson was absent. She emailed the September financials to the SV Board Members prior to the meeting.

Secretary's Report

The Secretary position is vacant.

Committee Reports

Activities Committee Report

We are still looking for someone to volunteer to coordinate the activities. If interested, please send an email to info@myspringvalley.org or call 719-686-1825.

Jill Cochran reported that Trunk or Treat will be on October 22nd from 2-3:00p.m. in the SV Pavilion parking lot. Children come in costume and bring a bag or bucket to collect their candy. Adults can join the fun by coming in costume, decorating their trunk/cargo area and bringing candy to give out.

Welcome Committee Report

Jan Richardson was absent. Jill Cochran reported that there were 5 new property owners since the last meeting. A welcome letter has been sent/emailed to the new owners. New owners are also being asked if they intend on residing at the home or renting it out. If renting, they are informed about the continued discussions around STRs. All new owners are encouraged to read and understand the policies on the SV website, myspringvalley.org.

Lakes and Fishing Committee Report

Dick Cope and Ken Richardson were absent. Mike Johnson reported that the boat registration process is being discussed with a possible registration fee in the future. He shared that there are too many boats at the lake. He suggested that all boats be removed for the winter. The Board approved. If someone needs help moving their boat, Mike Johnson is willing to help. Mike Johnson and Ken Richardson will prepare a letter for all boat owners letting them know of the need

to remove their boats. Information will also be posted on the website. Ken Richardson is doing a great job inspecting and registering boats. The boats that are at the lake need to be in good shape and water worthy. Registered boats will be allowed to be returned when the lakes open in the spring.

John Schneider shared that life flight helicopters will no longer land at the pavilion because of all the boats.

Covenants Committee

Jan Richardson was absent. She continues to send out violation letters in response to complaints that have been filed. She texted the following: 12 complaints, 2 closed, 5 letters sent, 2 disputed, 3 new complaints waiting on board approval and 7 complaints involve STRs.

Architectural Committee

Doug Coleridge reported that Georgia Currie is also on the ACC. They have not had many ACC requests since the last meeting. They have had a few STR approvals.

Legal Affairs Committee

Steve Peacock reported that there has been a lot going on and the responses from the lawyer will be discussed with the board.

STR Committee:

Mike Johnson reported that the STR Committee was on pause awaiting the lawyer's responses to the questions. There is still another question to be answered by the lawyer. The lawyer said that there cannot be a moratorium on STRs.

Other Business

Pavilion Reservation Practice

The Board approved the new pavilion reservation practice.

Vacant Board Position

Mike Johnson reported that three people are interested in filling the vacant board position. The Board approved asking Caroline Trani to fill the position. Mike Johnson will offer her the board position.

Complaint Form

Mike Johnson requested a form be added to the website to be completed when filing a complaint. Christian Outlaw offered to prepare a draft form. Caroline Trani and Chris Gibson also offered to help develop the form.

Good Neighbor Program

Mike Johnson suggested consideration of a Good Neighbor Program for members that need help in SV. He will coordinate this program and set up a

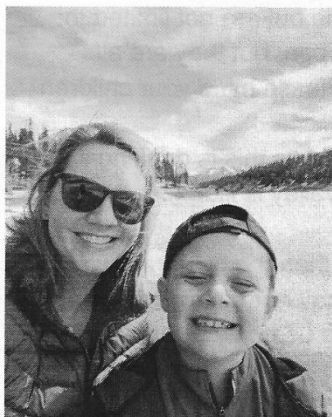
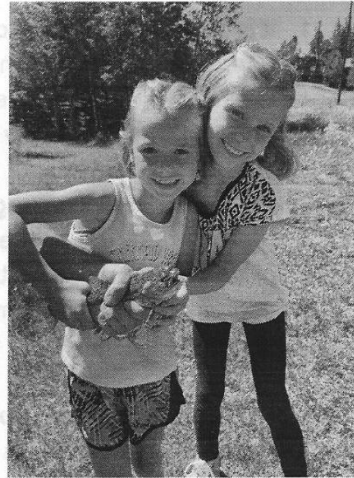
volunteer group to help. A form will be created for the website to ask for help after the complaint form (mentioned above) has been completed and tested.

The next meeting will be on Thursday November 3rd at 6:00pm at the SV Pavilion. The day change is due to Board Members' availability.

Meeting adjourned at 7:20 p.m.

Dear Spring Valley Neighbors and Friends,

We have been blessed to call Spring Valley a home away from home for 5 years now. We ventured to purchase this home to **create memories with our adopted teenage sons**. We had no idea how amazing it would be for this purpose. And we truly love this community as if we lived in it full time. We wish we could, but our professions and obligations do not make it an option. Another reason we chose Spring Valley was so that we could **share this community with our siblings and their kids**. They have fallen in love with it as well. We do not rent it out to get rich, only to **make it possible to enjoy this amazing place**. Only a few weeks ago it came to my attention that some in the community had been disturbed by the short-term rentals. I was very disheartened to hear that potentially there were some **irresponsible landlords**. We have always had very strict rules about who could rent our home to ensure that our neighbors would not be disturbed. I have had the pleasure these last few weeks to meet some other part-time occupants who seem to be in very similar circumstances and equally **affectionate for this wonderful place**. They all seem willing to listen and set rules for their renters and put time in to ensure this community it's not harmed by how they use their home. We are disappointed that before being communicated with us about problems, the



first resort is to **penalize the group as a whole** and take away one of our most precious treasures in this country, our **property rights**. You never know **how this could affect current residents property values or future needs for their properties**, and this option is still there in the future. We have lots of ideas on solutions and we're willing to try and find more, **if solutions are what is desired**. It seems like a terrible waste for us all to **spend a ton of money on lawyers** when we could be collaborating. Had I learned of these issues sooner I would have been present sooner, and we will be present as a group moving forward.

I know that restricting the lake to owners only is what's being considered today. Very few of my renters have any interest in fishing, maybe two or so a year. Who loves fishing is my brother with his daughters and my sister-in-law with her sons. And that is why we chose this community over Highland Lakes, not for renters, but so that our siblings' families could make memories too. And they have. I sincerely hope that we can join forces to **protect our community and our property rights**. I have at least 10 other part-time occupants who are willing to put in effort and time to help in this regard.

Thank you for your time and consideration. See the other side for a few ideas.

Sincerely,
Chris Gibson

A few of my ideas:

1. It is already **illegal for owners to use their home for anything but residential use**. This means that multiple family use of a home or use of a home for events is already illegal and they can be penalized. **If we can not figure out a way to enforce this rule, how are we going to enforce future rules?**
2. We are willing to **manage a site to report abuse of the common facilities or to report nuisance properties**. We are willing to file **monthly reports** to the board of all the reports and if the owners were able to be reached and how they will address the problems moving forward. We are willing to educate the community about the availability of this resource.
3. We are willing to **pay for and facilitate a proactive communication with non-occupant owners about their obligations regarding their property, neighborhood rules**, and to encourage purchase of annual passes and to remind their guests that they must bring \$10 to the lake with the pass to fish.
4. Strict rules anybody who loans or rents their home to guests should be communicating and have printed in their home include but are not limited to:
 - a. **No trespassing**: forested areas may appear open, but they are all privately owned and may not be cut through. Please mind your children and pets.
 - b. Wading in or swimming in the lakes is prohibited as this is drinking water.
 - c. Use of ATV's on the roads throughout Spring Valley is illegal and prohibited.
 - d. Fishing or use of the pavilion by anyone other than the owner requires a special access permit and fee payment, and may not be done without permission and payment of required fees. Lake use only when their is a green flag.

These are just a few ideas I have and as previously mentioned we are ready to be present and to cooperate and find solutions. As we build a database of people who are using their homes beyond a primary residence, it will be easier to communicate proactively and when violations occur.