

**Minutes**  
**SVPORC BOARD MEETING**  
**January 10, 2023**  
**SV Pavilion at 6:00p.m.**

**Attending:** Mike Johnson (President and STR), Jeff Perry (Vice President, Lakes/Fishing and Legal Affairs), Jan Richardson (Treasurer, Covenants and Welcome), Caroline Trani (Secretary and Activities), Steve Peacock (Legal), Ken Richardson (Lakes/Fishing), Doug Coleridge (Architectural) attended by phone and Jill Cochran (non-voting Office Coordinator and Welcome Committee).

**Community Member Attending:** Kathleen Alexander, Travis Trani, John Blankenship, Wayne Newlen, Kevin Brumfiel, Russ Tennesen, Whitney Rubio, Mary Miller, Leonard Miller, Wayne Mathews, Sam Mathews, David Agger, Shaun Gordon, Shane Wildeman, Jessica Wildeman, John Schneider, Andre Kilik, Vanessa Kilik, Enwei Schwind, Greg Koetter, Bridget Biolchini, Carmen Shedd, Steven Shedd and Cindy Valade.

**Call to order:** Mike Johnson called the meeting to order at 6:02 p.m. He wished everyone a happy new year. He instructed the community members that signed up to make comments they would have a 4-minute time limit. Each community member wanting to comment was called on.

**Community Comments:** The following comments/complaints were expressed during the community comments portion of the meeting. The names of these individuals have not been given to protect their privacy:

- **Interaction/Approach with a homeowner:**
  - A SV owner has been approached twice by two different Board Members in what they considered an abrasive manner. Once while on an ATV and the second time when walking with their dogs off leash on SV property. “Why are you coming after us? “ A complaint was submitted to the Board. The Boards response was sent certified to the homeowner but had not been received to date. An email copy was sent after the meeting.
  - Mike Johnson apologized and agreed that that we need to have a better way to approach people. Caroline Trani clarified that she asked for their dog to please be put on a leash while trying to pass with her dog as a fellow resident not as a Board Member.
  - People need to be approached in a decent way. The rules are written to protect all of us.
  
- **ATV's**
  - ATV's are not allowed on the roads or on SV common property.
  
- **Dogs**
  - Dogs are required to be leashed on the roadways and SV properties. Two years ago, a dog off leash at a community event injured an owner.

- Some see that there is nothing wrong with being asked if they live here. They also want dogs on a leash, so it is safe for all to walk.
- **Aerators:**
  - Concerns were expressed about the aerators being shut off during the winter. We need to keep the fish healthy.
  - Solitude Lake Management said that shutting off the aerators for the winter would not be a problem for the fish. It will be monitored. A cover was built over the generator to help with the noise. The aerators are in need of maintenance.
- **New Policy 810**
  - Changes to policy 810 were discussed. Concerns were expressed about families now needing to come down to the lake/common properties with their children. Could a letter be sent outlining the changes? There are concerns about the STR's following the new rules.
  - All property owners will lose their privileges after three violations.
  - Mike Johnson explained that we cannot be biased to just STR's. The policies need to be the same for all residents per the lawyer and enforced as such.
  - People move up here for peace and beauty. We don't want to lose our rights because the STR's can't follow the rules.
  - One owner could be responsible at the lake or on common properties for children from multiple families.
  - What about people with disabilities? We were advised that the policy would need to apply the same to everyone.
  - Rules are in place to protect us all. The approach needs to be worked on. We need to be concerned about how the lakes are treated. Rules are there for a reason.
  - The \$500 Special Access Permit has been eliminated.
  - Could the Board conduct an educational session to clarify the new rules next month?
  - The definition of a long-term renter is being updated in Policy 20 Bylaws.. Currently, long term would be renting for 6 months or longer to become an Associate Member.
  - Many STR's think this is a resort.
- **Fish Patrol:**
  - Ken Richardson promised that there would be training for the fish patrol on the best way to approach people.
  - It was suggested that maybe the fish patrol could have a script to follow when approaching people.
- **Communication/Volunteers/Fires:**
  - SV could have a Facebook page to get information out that does not allow for comments.
  - Community volunteers are needed. Some expressed an interest in helping.

- Concerns were expressed about recent fires in neighboring communities. Could we have a patrol to look for fires? We should consider fire mitigation. Maybe helping each other to do fire mitigation.
- **Thank you:**
  - The Board was thanked for all they do and for their patience in gathering public input.

Mike Johnson thanked everyone for his or her comments and for giving their perspectives.

**Board Meeting Minutes** from November 3<sup>rd</sup> were approved via email/mail.

## **Board Reports**

### **President's Report**

Mike Johnson thanked the Board for all the work that had been done on Policy 810. He also referred to the recent email about the port-a-potty and that it was resolved. The maintenance contract with Solitude Lake Management Company needs to be looked into. What is it for? What is the original warranty. Can we do some of the work ourselves? Will that have an impact on the warranty? Jan Richardson asked that we find out the costs needed for the maintenance of the aerators that will need to put in the budget. Ken Richardson was asked to reach out to Solitude to see what the contract will cover.

### **Vice President's Report**

Jeff Perry thanked the Board for all the hard work and help getting things done.

### **Treasurer's Report**

Jan Richardson reported that the financials were sent via email to the Board. She expressed that it is the responsibility of all owners to monitor the community.

### **Secretary's Report**

Caroline Trani reported that she is working on website options to make it more useful to communicate with owners and easier to use. See below website discussion.

## **Committee Reports**

### **Activities Committee Report**

Caroline Trani reported that Karli Podhirny, the Activities Committee Chairperson, wasn't able to attend as planned. She thanked Mike Johnson and Jill Cochran for participating in the Holiday Cookie Exchange & Tree Lighting Social on December 4<sup>th</sup>. It was good to see so many happy faces, connect with everyone and meet some new neighbors. Everything looked so festive, and the cookies and hot cocoa were delicious. Thank you to the Spring Valley Activities Committee and volunteers for coordinating this wonderful gathering. The Activities Committee will be working on dates for the next activities, Clean-up

Day and the Kid's Fishing Derby. Vanessa Kilik will be contacted to exchange activities information including files and the thumb drive.

### **Welcome Committee Report**

Jill Cochran reported that there were 3 new property owners since the last meeting. They indicated that they would not be STRs. A welcome letter has been sent/mailed 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](http://myspringvalley.org). Caroline Trani offered to work with Jill Cochran on the welcome process maybe adding links to important information like fire safety, animal safety, policies/rules, letter and the website.

### **Lakes and Fishing Committee Report**

Ken Richardson reported that he will work with Solitude to get answers to questions and more details about the contract. He is planning on conducting training with the fish patrol to go over duties, approaches, etc. **Anyone interested in the fish patrol should contact Ken Richardson at (303) 532-6069.** There are only 3 remaining boats at the lake. Attempts have been made to contact the owners on record with no success. There is interest in the boats if the owners do not claim them. He is working on the new process for boat registration and boat storage at the lake. Boat registration will continue to be free. However, the cost to store a boat at the lake will be \$50 per year and limited to one boat per household. Boats will be secured to a cable and installed prior to the lake opening. Board members discussed a variety of ideas to consider. A meeting will be planned to fine tune the boat registration and storage process.

### **Covenants Committee**

Jan Richardson reported that she continues to send out violation letters in response to complaints that have been filed. There are two letters that have been sent with no response.

### **Architectural Committee**

Doug Coleridge had joined the meeting by phone but had lost connection by this point of the meeting.

### **Legal Affairs Committee**

Steve Peacock reported that he will contact the lawyer to get answers on how billing will be handled for the coming year. Is there a monthly fee or can we continue to bill on an as needed basis? He confirmed that it is clear in the new 810 policy that it addresses all community properties.

### **STR Committee:**

Mike Johnson reported that the STR Committee's work is complete and will be disbanded.

## **Other Business**

### **Pavilion Reservations**

Reservations will continue to be made through [info@myspringvalley.org](mailto:info@myspringvalley.org). Jill Cochran will connect with the Board to identify a contact person for each event. The fish patrol might also be able to be a contact person if needed.

### **Board Member Eligibility Requirements**

The Board discussed if a requirement to be a board member should be that the owner's primary residence be in Spring Valley. Steve Peacock will get clarification from the lawyer if this can be added to the bylaws and/or policies.

### **Revised Bylaws**

Board review/approval of the revised Bylaws is pending. Caroline Trani will resend them to the Board for final review.

### **Vacating Property Lines Request**

An email request from an owner was presented for Board approval to vacate their property lines. They have 2 properties and Teller County asked for an email of approval from the Board before they process the request. The Board approved.

### **Website New and/or Enhanced Changes**

The Board discussed two quotes from companies that could create a new website. Website needs: The current website is linked to a personal account. This needs to change. It is not easy to navigate. New website benefits: Would allow for forms to be filled out on the website, the Board could have a section for shared documents, updated and user-friendly, and the calendar could be managed directly. Jan Richardson stated that as treasurer she was hesitant on approving the new expense at this time due to unanswered costs for the aerators, lawyer, etc. The Board agreed to hold off on the website changes for now.

**The next meeting will be February 9<sup>th</sup> at 6:00 p.m. at the Pavilion.**

**Meeting adjourned at 8:50 p.m.**