

Minutes
SVPORC BOARD MEETING
September 14, 2023
SV Pavilion at 6:00p.m.

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

Community Members Attending: Chuck Craig, Kevin Koenke, Sheri Coleridge, Karli Podhirny (Activities Chairperson), David Agger, Jerry Doby, John Schneider, Dan and Elaine Zimmerman.

Call to order: Mike Johnson called the meeting to order at 6:02pm and thanked Don Moore from NoFloCo for all they are doing for the Spring Valley community. Don Moore presented on the importance of fire mitigation and what NoFloCo will be doing to help in Spring Valley:

- He shared copies of The Home Ignition Zone: A guide to preparing your home for wildfire and creating defensible space.
- Explained home hardening, fuel management and community.
- Three Zones: Zone 1 is 0-5 feet from the home, Zone 2 is 5-30 feet from the home and Zone 3 is 30 – 100 feet from the home.
- Think about embers and where they can go and where can they land?
- 90% of the fire damage happens because of the embers.
- Embers fly for 1 ½ miles.
- The recent fire in the fossil beds received so much air support because it is a National Monument.
- It is everyone's responsibility to clear their property.
- Pick up and eliminate fuel like sticks. Move log piles and gas grills away from structures/homes.
- The NoFloCo team will help to mitigate 2 properties in SV on Saturday, September 16th.

Community Comments:

Keven Koenke explained how the Lazy K LLC is structured and agreed to provide a list of owners to the Board. They own 2 properties in SV.

Board Meeting Minutes: from July 29, 2023 Annual Meeting and Board Meeting that followed were approved via email and posted on the website.

Board Reports

President's Report

Mike Johnson discussed the refund request for the boat docking fee for a homeowner who's boat was removed. The Board voted to not approve a refund.

Mike Johnson reported that the dam inspection was recently done. Things looked good except the overflow structures are 50 years old and unfortunately are only good for 50 years. A stint or something could be put inside to secure the pipe. This will be very expensive. It could be a joint project with Valley Maintenance. In 2024 we will need to investigate what needs to be done and come up with a plan. A special assessment was discussed.

Vice President's Report

Jeff Perry was absent.

Treasurer's Report

Jan Richardson reported that the financials were sent via email to the Board. All looks good.

Secretary's Report

Caroline Trani was absent.

Committee Reports

Activities Committee Report

Karli Podhirny reported that:

- Trunk or Treat will be on October 28th from 5-9pm. An email blast will be sent asking for volunteers and candy donations.
- The Cookie Social will be on December 1st from 5-7pm.

Welcome Committee Report

Jill Cochran reported that there were seven new owners since the last meeting. Phone calls have been made and letters/emails sent to each new owner.

Lakes and Fishing Committee Report

Ken Richardson reported that;

- Another compressor is out. Solitude Lake Management is working on getting it repaired. It is under warranty.
- Solitude Lake Management treated the lakes and reported that Potty Pond is doing good with just one application. That should be enough.
- He will be making arrangements to have the parking lot plowed and the ice rink on Potty Pond cleared. Mike Johnson said he could help.
- Fishing has slowed down.
- He needs weekend help with fish patrol because a couple of people are dealing with health issues.
- He asked what we are doing about the house that needs to be cleaned up? Trash is getting worse? Jan Richardson is working with the Sheriff's Office about the trash concerns.
- Paddle Boarders need to stay on their board.
- Emails will be sent to boat owners to remove their boats from the lake by November 15.

- Eight more signs will be purchased.

Covenants Committee

Jan Richardson reported that she continues to send out violation letters in response to complaints that have been filed. A violation letter from a recent complaint that the Board approved will be sent soon.

Architectural Committee

Doug Coleridge reported that the Architectural Control Committee is in search for a third member for the committee. He will compose an email to go out to members about the opening on the committee.

Legal Affairs Committee

Steve Peacock reported that all is fine related to legal issues. Letters and ballots were sent to owners in filing 4 related to proposed changes to the covenants.

Other Business

The Board reviewed the SV Board Action Needed Document and updates were made.

Thank you to Mike Johnson for providing hamburgers and fries to the Board Members as a thank you for all they do.

The next meeting will be on October 12th at 6:00p.m. at the Pavilion.

The Meeting adjourned at 8:22p.m.