

Minutes
SVPORC BOARD MEETING
October 7, 2025
SV Pavilion at 6:00p.m.

Attending: Mike Johnson (President, Covenants, Activities, Dam and Legal Affairs), Meghan Engdahl (Treasurer and Dam), Ken Richardson (Lakes/Fishing), and Jill Cochran (non-voting Office Coordinator and Welcome). **Absent:** Jerry Doby (Architectural Control and Insurance) and John Blankenship (Member).

Community Members Attending: Emily Merchant, Laura Katler, Julie Bakeman, David Agger, Mike Blackwood, Mel Blankenship and Kim Blackwood (SV Activities Co-Chairpersons).

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

Community Comments:

Water Levels:

Discussion about concerns and updates regarding water management, rights, and monitoring in the Spring Valley area.

Mike Johnson shared that SVPORC does not have a say on the water levels. Valley Maintenance is required to let out a certain percentage which is controlled by Devner Water District who has the water rights. We do whatever the Denver Water Commissioner requires. We had an inspection on the dam last week.

Lights:

Laura Kattler asked about the lights that are very bright at night. Ken Richardson will follow up and check out the lights.

Board Meeting Minutes: September 9th SV Board Meeting Minutes were approved via email. Meghan Engdahl posted the minutes on the website.

Board Reports

President's Report

Mike Johnson reported that Jeff Perry resigned the Board leaving 2 openings. Also, Jerry Doby is recuperating from his recent surgery.

Vice President's Report

Jeff Perry has resigned.

Treasurer's Report

Meghan Engdahl distributed the financial reports for August and September. A review of the September financial report indicated expenses are on track. Approximately \$10,000 remains in budgeted expenses; \$9,000 in the current

account; projected overall deficit of \$1,100, to be covered by savings as planned. A potential for ending the year in the green is due to a reduction in overall expenditures. Electricity costs have increased to \$400 per month, impacting the budget. The Board agreed to close the portable restroom from January to March to cut expenses.

Secretary's Report

Nothing to report.

Committee Reports

Activities Committee Report

Mel Blankenship introduced Kim Blackwood as her new co-chairperson for the activities committee. Efforts to enhance community engagement through additional communication were discussed.

- Proposal to create flyers to inform residents about upcoming activities and events. Possibly mailing an activities flyer with the January 1st invoice mailing and putting the flyers near the mailboxes and on the bulletin board at the pavilion.
- Discussion on the frequency of community events, aiming for at least two major events in the summer.
- The website will also announce the activities.
- The next activity will be the Chili Cook Off and Trunk or Treat on October 25th from 3 to 6pm.

Welcome Committee Report

Jill Cochran reported that there have been three new owners since the last board meeting. We continue to answer questions, send a welcome letter and guide new owners to the website for information.

Lakes and Fishing Committee Report

Ken Richardson reported:

- The lakes will close on October 31st. All Boats need to be removed by October 31st as well. The signs need to be changed. Laura Katler and Julie Bakeman volunteered to help change the signs.
- There will be some days in October that there will not be someone to do fish patrol but fishing has slowed down.
- Ice depth will be monitored by Jeff Gamm.
- Mike Johnson suggested that the generators be shut off if temperatures go below 0.
- Aerators and generators were checked this week and were satisfactory.

Covenants Committee

Mike Johnson will be the new chairperson for the Covenants Committee. Ken Richardson volunteered to help.

Architectural Committee

Jerry Doby was absent.

Legal Affairs Committee

Mike Johnson reported that he received information from the lawyer on the hourly rates for services that will be charged if needed.

Other Business

Laura Kattler was asked and agreed to be considered as a member of the SVPORC Board of Directors. Since some Board Members were absent, a vote will be conducted by email.

Meghan Engdahl will update the website.

Executive Session:

The SV Board went into Executive Session at 7:12pm and came out of the Executive Session at 7:40pm.

The next meeting is November 11th at 6:00pm at the pavilion.

The Meeting adjourned at 7:45pm.