

**Minutes**  
**SVPORC BOARD MEETING**  
**May 6, 2025**  
**Virtual Meeting at 6:00p.m.**

**Attending:** Jeff Perry (Vice President, Lakes/Fishing and Legal Affairs), Meghan Engdahl (Treasurer and Dam), Caroline Trani (Secretary and Welcome), Ken Richardson (Lakes/Fishing), Jerry Doby (Covenants. Architectural Control and Insurance), Shaun Gordon and Jill Cochran (non-voting Office Coordinator and Welcome). **Absent:** Mike Johnson (President, Activities, Dam and Legal Affairs),

**Community Members Attending:** Leonard Miller.

**Call to order:** Jeff Perry called the meeting to order at 6:05p.m.

**Community Comments:**

Leonard Miller, with the VMC Board, asked when there would be a meeting about the work on the dam. Jill Cochran will email Mike Johnson to let him an update was requested.

**Board Meeting Minutes:** April 1, 2025 SV Board Meeting minutes were approved via email and posted on the website.

**Board Reports**

**President's Report**

Mike Johnson was absent.

**Vice President's Report**

Jeff Perry thanked Ken Richardson for all he is doing in opening the lakes, taking care of the watercraft docking registration, and organizing the fish patrol.

**Treasurer's Report**

Meghan Engdahl reported that the financial documents for March and April have been emailed to the SV Board Members. The expenses are less than what was budgeted, and the revenue is more than what was budgeted. So, we are in good shape. The coming months of May, June, July and August are the biggest expenditure months. The Board agreed to split the expenditures for Solitude Lake Management and income from Watercraft Docking between the general and fishing bank accounts. The 2024 taxes are done and filed. This is the first year we have worked with Rangeview Accounting on our taxes and it went very well.

**Secretary's Report**

Caroline Trani reported that she will begin working on the ballot for board members in June with the ballot mailing in July. The 2025 Annual Meeting date was set for August 23rd at 9 :00am.

## **Committee Reports**

### **Activities Committee Report**

Jill Cochran reported for the activities committee chairpersons, Mel Blankenship and Jen McNerney, that the next activity will be the Community Hang-out on May 16<sup>th</sup>, Clean Up Day on June 7<sup>th</sup> and the Kid's Fishing Derby on July 12<sup>th</sup>. The activity flyer created by John Blankenship was approved with the addition of the 2025 Annual Meeting date of August 23rd at 9:00a.m. That flyer will be put in the fish patrol book so that the information can be shared. Jen McNerney is working on a flyer for the website and emailing members. For the Clean Up Day, Ken Richardson reported the following needs: general cleanup, sanding and painting the bridge, work on the stairs on the east side of the lake, shoveling gravel around the parking lot, cleaning of the pavilion, etc. He has some supplies and will work with the activities committee chairpersons on arrangements for cleanup day.

### **Welcome Committee Report**

Jill Cochran reported that there has been one new owner since the last board meeting.

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

Ken Richardson reported that:

- Thank you to Shane Wildeman for leveling the dirt in the parking lot and plowing snow.
- Thank you to Terry Pulliam for work he did to clean up an area by Shadow Lake.
- He asked when we were going to have the presentation by the Fire Chief. Jill Cochran will follow up with Mike Johnson to get an update.
- We have 9 watercraft assigned docking spots at the lake. There is room for a total of 25. There have been requests for the docking of a second watercraft. The Board agreed to allow a second watercraft on a first come first serve basis. An email will be sent to members reminding them that they need to register for a docking spot before June 1<sup>st</sup>.
- The cables for the watercraft docking are up and ready for docking.
- The first fish stocking will be May 14<sup>th</sup>. There will be two stockings this year at \$3,000 each. The first stocking will include 350 rainbows and 167 cutthroats.
- The flags to open the lakes went up for May 1<sup>st</sup> opening day. The Board approved the purchase of 3 more signs, a couple more flags and an American Flag.
- Mike Johnson and his son are doing all the mowing. Community service hours for mowing was discussed as an option and could be approved for volunteers who help with mowing.
- Asked for consideration to not register boats. The task of registering the boats and keeping the list accurate has become cumbersome. The Board agreed to not register boats. Signage on site at the and website

posting will be put up noting that any watercraft left at the lake longer than one day will be subject to being donated to SVPORC members.

- The Fish Patrol needs volunteers for Sunday, Monday and Friday. Contact Ken Richardson at 303-532-6069 for information and training.
- The aerators are in need of repair. The 4-year warranty expired last year. We have recently learned that they could have been rebuilt every 2 years. Mike Johnson would like to look into what we can do ourselves in the future. Repairs are scheduled to be done this coming week. We are under contract to have maintenance on the aerators 4 times this year. Ken continues to negotiate with Solitude on some of the expenditures.
- There was zero fish kill this year.
- The first week of fishing has reported huge fish being caught.
- The pelican patrol is finding that the pelicans have become resistant to the remote boats.
- Valley Maintenance released 6 inches of water at the dam as required by the state. Shaun Gordon expressed his concerns about how Valley Maintenance is managing the water release. He will keep an eye on what is being done and report to the Board. He also stated that Valley Maintenance and SVPORC both have water rights for the lakes and the SVPORC rights are senior to those of Valley Maintenance. In the review of the minutes, Caroline Trani asked for verification of the water rights and documentation to educate the Board on the current status. She encouraged working together with Valley Maintenance. The new VMC Board has done significant work to improve the water situation and to be in compliance. The good thing is that homeowners have water, and we are in compliance with state requirements.
- Asked why the membership dues are voluntary. Shaun Gordon shared that a change would require a majority vote from all the homeowners in all filings which has been very difficult in the past. That is why we have a reinstatement fee.

### **Covenants Committee**

Ken Richardson reported on behalf of Jerry Doby that 3 violation letters were sent on April 17<sup>th</sup> for light issues and trash. One of the owners has cleaned up the trash on their property. The next step for the other two that have not responded is a second letter.

### **Architectural Committee**

Ken Richardson reported on behalf of Jerry Doby that a violation letter was sent for a poured foundation that had not been approved by the ACC.

### **Legal Affairs Committee**

Mike Johnson was absent. Jeff Perry, also on the Legal Affairs Committee, had nothing to report.

**Other Business**

The request from a homeowner to allow parents to use the lakes was denied. They must follow the 810 Policy and be with the homeowner on all SVPORC property.

Upcoming pavilion reservations were discussed and Board Members volunteered to cover the reservations for May and June.

**The next SV Board Meeting is June 3<sup>rd</sup> at 6:00p.m. at the Pavilion.  
The Meeting adjourned at 7:30 p.m.**