

Minutes
SVPORC BOARD MEETING
March 10, 2026
Virtual at 6:00p.m.

Attending: John Blankenship (President, Activities and Architectural Control), Jerry Doby (Vice President, Architectural Control, Legal Affairs and Insurance), Meghan Engdahl (Treasurer, Legal Affairs, Website and Dam), Ken Richardson (Secretary, Covenants, and Lakes/Fishing) and Lara Katler (Welcome and Website). Jill Cochran (non-voting Office Coordinator and Welcome).

Community Members Attending: Kim Blackwood (SV Activities Co-chairperson), Peter Byron, Georgia Curie, Sarah Gooding, Betsy Matthies and Stanley Wells.

Call to order: John Blankenship called the meeting to order at 6:01p.m.

Community Comments:

- Stanley Wells expressed being glad to attend and offered to help wherever he was needed. He is concerned about lack of moisture and the fire risk, evacuation routes and mitigation..
- Betsy Matthies suggested that we might consider turning over the water rights to the state. John Blankenship responded that water issues need to be taken to Valley Maintenance.
- Sarah Gooding will follow up with Valley Maintenance on the email communications over the water issues.

Board Meeting Minutes: The February 10th SV Board Meeting Minutes were approved via email. Meghan Engdahl posted the minutes on the website.

Board Reports

President's Report

John Blankenship expressed his appreciation to the SV Community for their sacrifice over the recent water problems. Valley Maintenance worked hard to repair the leak during tough conditions.

He thanked the following Board and SVPORC Members:

- Matt Burdett for his donation to the Fishing Derby.
- Mike Blackwood for trimming the trees on Cope Island.
- Ken Richardson and all involved with closing down the lakes due to the ice thawing to eliminate the risk.
- Lara Katler and Jill Cochran for removing the Earthwise pamphlets at the entrance and contacting the owner.
- Lara Katler for inviting Stanley Wells a new member to the meeting.

John made contact with the vendor who wants to provide educational information regarding beetle kill mitigation and invited him to meet with the Board in April.

Insurance: He asked Jerry Doby to give an update on the insurance policy review. Documents have been provided to the insurance broker. Jerry will follow up to get a progress update for the next Board Meeting.

Policy review/Lawyer contact: John asked for an update on the policy review. Meghan Engdahl has emailed our lawyer and received a response that the Board can make changes to the policies without a review by the lawyer if we are not making substance changes or law changes. Ken Richardson will organize a meeting to review the policies for needed updates or changes.

Vice President's Report

Jerry Doby concurred with John on all the thankyou's.

He also suggested:

- Before the policy meeting everyone review all the policies. The policies are on the website myspringvalley.org.
- Consideration of taking off the Board Member name on the policy and replace it with "SVPORC Board of Directors" so that it does not have to be update each time the board members change.

Treasurer's Report

Meghan Engdahl reported:

- The January and February financial reports have been emailed to the Board.
- 63% of the property owners have paid their membership dues with more coming in daily. Our goal is at least %70.
- We are ahead on the budget by \$4,000.
- She has approved the tax documents from the accountant. The property taxes have been paid.
- She will meet with Jill on Friday to change the phone system to Visible to reduce costs.

Secretary's Report

Nothing to report.

Committee Reports

Activities Committee Report

Kim Blackwood reported:

- The Activities committee is excited to be planning for the Clean up day May 16th and the Luau event June 13th.
- Mel Blankenship and Lara Katler are working on updating and refreshing the community information board at the pavilion to improve communication of events and neighborhood information.

- John Blankenship thanked Kim for being a part of the Activities Committee.

Welcome Committee and Website Report

- Jill Cochran reported that there have been 2 new owners since the last Board Meeting. We continue to answer questions and provide documentation to the Title Companies upon their request.
- Lara Katler reported that she and Julie Bakeman have had 2 new owner welcome meetings at the pavilion. The meetings lasted for an hour with a good discussion and many questions answered. Stanley Wells shared that they were involved in one of the welcome meetings, got a good understanding of the community and had a great time.
- Lara Katler updated and cleaned up the website making it easier to navigate.

Lakes and Fishing Committee Report

Ken Richardson reported.

- He is glad to be a part of this group and Board. It is great how everyone is working together.
- Jeff Gamm is checking the ice depth weekly.
- On the 25th of February the red flags went up and the lakes were closed due to the warm temperatures and the melting of the ice creating unsafe conditions.
- The weather forecast is not favorable for the lakes reopening before May 1st. However, they will continue to be monitored. John Blankenship supported the decision and that we need to error on the side of safety. He expressed appreciation for keeping the lakes open when they could.
- Solitude Lake Management contract is being discussed. The chemical spraying 4 times per year will continue for weed control. However, Board Members may choose to do the maintenance on the aerators ourselves. It consists of changing the filters, checking the voltage and air pressure.
- The fish patrol is covered for 5 out of 7 days. Lara Kattler offered for her and Julie Bakeman to cover Sunday. Jerry Doby will cover Saturday when he is home. There are also some new homeowners that have expressed an interest in the fish patrol. A meeting will be set in April with those signed up for fish patrol.
- A watercraft docking registration will occur in April.
- John Blankenship will contact Mike Johnson to follow up on the dam committee progress.

Covenants Committee

Ken Richardson reported

- He has been working with Jerry Doby to follow up on complaints. The lighting matter previously reported is to be revisited soon now that the homeowner is back. The lights have been turned off.

- The deer feeding complaint was referred to Colorado Division of Wildlife.
- Parking on the road was referred to Teller County.

Architectural Committee

Jerry Doby reported that everyone he has been in contact with are good to work with and they have been submitting the needed documentation:

- He is working with the new owners of an A frame that wants to make changes. It will be a short term rental. He will meet with them in April to go over the plans. John would like to be included in that meeting.
- Also working with an owner who is going to build a home. The owner has provided all the needed documentation for review.
- Owner requested to build a garage is submitting documentation. Getting the Teller County permits has been slow. They will need to cut down some trees at the area of construction. He is meeting with them on Saturday.
- John thanked Jerry for his work on the ACC requests.

Legal Affairs Committee

Meghan Engdahl reported:

- Meghan Engdahl has emailed our lawyer and received a response that the Board can make changes to the policies without a review by the lawyer if we are not making substance changes or law changes.
- Ken Richardson will organize a meeting to review the policies for needed updates or changes.

Other Business

Lara Katler will investigate the state rules about how much an HOA can charge a Title Company for HOA document requests. Jill Cochran will check with local HOA's to see what they are charging.

Executive Session:

The Board entered executive session at 7:04pm to discuss covenant violations on outside lights being left on and deer feeding.

The Board returned to open session at 7:18p.m.

Action taken: The Covenant's committee will continue to review the current complaints and set up meetings with the owners. Based on the reviews, if violation action needs to be implemented, procedures will be followed and letters will be sent.

The next meeting is April 14th, 6:00pm at the pavilion.

There being no further business, the meeting was adjourned at 7:19pm.