

**Minutes**  
**SVPORC BOARD MEETING**  
**January 13, 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). Jill Cochran (non-voting Office Coordinator and Welcome).

**Community Members Attending:** Mel Blankenship and Kim Blackwood (SV Activities Co-chairpersons). Peter Byrom, Scot and Paula Dugan.

**Call to order:** John Blankenship called the meeting to order at 6:01p.m by hoping everyone had a good 2025 and kick-off to 2026. He thanked everyone for attending the meeting.

**Community Comments:**

Peter Byrom shared that he was excited to be here and to see how things are going in the community.

**Board Meeting Minutes:** The December 9<sup>th</sup> SV Board Meeting Minutes were approved via email. Meghan Engdahl will post the minutes on the website.

**Board Reports**

**President's Report**

John Blankenship, the new SV President, thanked everyone for their participation in the activities which bring the community together. Also, for everyone's help and support. He purchased the new flagpole and the Board worked together to install it. Jerry Doby, John Blankenship and Peter Byrom made donations to cover the cost of the flagpole. Mike Blackwood would like to trim the trees on Cope Island. Lara Katler said the best time to do that would be in the spring. The Board approved and suggested doing it on Clean Up Day on May 16<sup>th</sup>.

**Vice President's Report**

Jerry Doby is the new Vice President. Since he is new to the position he asked what the duties would be and was referred to the SVPORC Bylaws.

**Treasurer's Report**

Meghan Engdahl reported:

- The December financial reports were emailed to the Board. We ended the year without a deficit due to the aerators not running for months and some sizable donations for the Fish Derby. With the increase in costs for insurance and other expenses, the 2026 increase in dues is still needed to

cover costs. John Blankenship will let Mike Johnson know that we ended the year in good shape.

- We will be changing the phone system to Visible to reduce costs.

### **Secretary's Report**

Nothing to report.

## **Committee Reports**

### **Activities Committee Report**

Mel Blankenship reported that it is wonderful that we are already getting inquiries on the Derby. The contact came from the activity flyer we included in the membership mailing. Kim Blackwood also reported that she talked to a woman at Paradox that was asking questions about the activities because she had received the flyer. It is getting the dates and events out to the community and generating interest. John Blankenship thanked Mel Blankenship and Kim Blackwood for being the co-chairpersons for the SV Activities Committee. The Activities are the glue that helps the community grow.

### **Welcome Committee Report**

Jill Cochran reported that there have been 4 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. Lara Katler volunteered herself and Julie Bakeman to help with the Welcome Committee. We also received 45 paid membership dues this week and 3 HOA requests for information from Title Companies related to the sale of homes in SV.

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

Ken Richardson reported:

- Solitude Lake Management did their last maintenance to the aerators on this year's contract. Thank you Lara Katler for unlocking the equipment and being their for the Solitude representative.
- A new contract with Solitude will be negotiated. Ken Richardson is willing to replace the filters, check the voltage, etc. that would save us the cost of the maintenance work. Jerry Doby offered to help as well. The contract would be for weed control spraying of 4 applications which currently is \$2,000 each application. Lara Katler asked if we could do weed control spraying which has been done in the past. Ken Richardson will talk with Shaun Gordon about the pros and cons of doing it ourselves.
- In the future we need to keep in mind that the cost of rebuilding the compressors is about \$600 each. We will probably need to do this in about a year.
- The portable restroom was locked on December 31<sup>st</sup> and will reopen April 1<sup>st</sup>.
- Ken Richardson will make contact with Greg Koetter to see what went on at the VMC meeting so the SV Board can keep informed.
- Mike Johnson told the Board he would continue to do the Dam inspections. John Blankenship will follow up with him.

- Jeffrey Gamm and Ken Richardson measured the ice on Shado Lake and Potty Pond and found it to be only 7" thick. When the ice is 9", Ken will put up the green flag for ice fishing on Shadow Lake and skating on Potty Pond. An email will be sent out to SV members.
- The Board voted to not allow remote control boats on SV lakes and ponds due to the excessive noise and disturbance to the wildlife. The exception is that the Board can use the remote-control boat for management of the pelicans. Ken Richardson will work with Meghan Engdahl to draft the changes to the policy for Board approval.

### **Covenants Committee**

Ken Richardson reported that they have been reviewing 3 complaints about lights at night and loose and barking dogs. Jerry Doby has helped with onsite visits. The Board will discuss further in the executive session.

### **Architectural Committee**

Jerry Doby reported that he is working on 2 ACC requests:

- Request to review and approve plans for a new build home in the Spring. Jerry and Ken Richardson will be meeting with the owner tomorrow.
- Once the new owners closes on the purchase of an A-frame home Jerry will review the documents for the changes they would like to make.

### **Legal Affairs Committee**

Meghan Engdahl reported:

- Policy 310 revisions to update the membership dues to \$150 per year per lot and taking the cap off the reinstatement fees will be finalized and sent to the lawyer for review.
- The lawyer will also review the changes to Policy 320 to document the process related to covenant violation notifications.

Jerry Doby offered to help Meghan with the Legal Affairs Committee.

### **Other Business**

#### **Bank Procedures**

Because Mike Johnson resigned, his name will be removed from all accounts and new signatures will be required on the bank accounts. John Blankenship, Meghan Engdahl, Ken Richardson and Jill (Judy) Cochran will have signature authority on all checking and savings accounts, CD's and the safety deposit box. Meghan Engdahl and Jill Cochran will also be allowed to obtain information and make transfers on all SVPORC accounts on behalf of the Board and have full online access. Our accountant, Jerrod Aud, should continue to have "view only" access to all online accounts for accounting purposes.

**John Blankeship wants to thank whoever put the 2026 Happy New Year on the entrance sign to SV. Nicely done!**



**Executive Session:**

The Board entered executive session at 6:49pm to discuss covenant violations on outside lights being left on and barking dogs.

The Board returned to open session at 7:11p.m.

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

**The next meeting is February 10<sup>th</sup> at 6:00pm and will be virtual.** Meghan Engdahl will set up the call and provide links.

**The Meeting adjourned at 7:15pm.** Joh Blankenship thanked the Board for their time.