

SVPORC ANNUAL MEETING Minutes August 16, 2025 SV Pavilion

Call Meeting to Order: The meeting was called to order by SVPORC President, Mike Johnson at the pavilion at 9:00 a.m. on August 16, 2025. Since the number of members present at this meeting did not fulfill the quorum requirements, the meeting proceeded with sharing of information.

Election results: Michael Johnson, Meghan Engdahl and John Blankenship were re-elected to the Board. The 2026 budget has passed. The board will decide on officers and committee chairpersons at their next Board Meeting, following this meeting.

President's Message: Mike Johnson shared that he feels blessed to live in Spring Valley.

- We have a special person, Zug Standing Bear, who passed away this year. He was SVPORC Board President for over a decade. I would like a moment of silence to honor him and his service to our community.
- Mike shared some reflections about Spring Valley.
 - It is nice that there are more ducks than weeds. He thanked the volunteers that spray the weeds and do such a good job.
 - We are so blessed to live in such a beautiful area. We live in an awesome community. Hopefully you get a chance to get out and appreciate the serene beauty.
- He introduced Andrew Lonie and Zach Walker from the Divide Fire Department. They answered the following questions:
 - Do we need to rack up our pine needles? Yes. They should be 15 feet away from decks/house/buildings.
 - Will the fire department come out if we are going to do a burn at our home. Yes, but you would need to get a burn permit first and keep in mind we are currently on a orange flag warning.
 - Do they do a home assessment? Yes. They are reorganizing that at this time but will be doing home assessments in the future.
 - Make sure you have your red evacuation cards.
- He offered a sign up sheet for anyone that needs help and also for anyone that would like to sign up to help their neighbors in need
- He introduced the SV Board Members: Jeff Perry, Meghan Engdahl, Ken Richardson, Shaun Gordon, Jerry Doby and John Blankenship thanking them for all they do.
- He acknowledged John and Mel Blankenship along with Jen and PJ McNerney for all the activities that they have organized this year and coordinating the successful Kid's Fishing Derby. The activities are a blast. Check the flyer for upcoming events.

- He recognized Ken Richardson for all his hard work organizing the fish patrol, managing the lakes, registering the watercraft, ordering fish, etc. The lakes are in such good shape because of all Ken does. He is in awe of him and all he does.
- Jerry Doby stepped up to take over the Covenant's and Architectural Committees.
- Shaun Gordod filled a vacant spot on the Board. He is his go-to person for information. A great resource. Also, his wife Roni has been a great help and he appreciates them both for their support.
- It has been a peaceful year. We had to make some tough rules that made a difference on the use of the lake. There has also been less ATV use (ATV's are not allowed on the roads in SV).
- He thanked Meghan Engdahl our Treasurer, for keeping us on track with the budget. She does a great job.
- He gave special thanks to his most valuable player, Jill Cochran. She organizes us and keeps us on track. We would be lost without her.
- He appreciates community input and suggestions for improvement. Ideas for solutions are appreciated.
- There will be a bench dedication and potluck on August 23rd by the Burgess Family. They are the founding family of this community.
- We are working to resolve the trash problems. Keep your trash inside until trash day and consider freezing the smelly stuff till trash day. Let's do what we can to keep the bears from getting into the trash. We are also working with Teller County to resolve some lighting issues. Lights should not be on all night. They should be on a motion detector and pointed down.
- He thanked the community volunteers Sarah and her husband, Mr. Weldon, Lara and Julie

Vice President's Message: Jeff Perry thanked the SV Board for hanging in there and getting a lot accomplished this year. He thanked everyone for coming to the meeting. If you see a problem, talk to your neighbors first. They might just be new and not aware of the problem. If you can't get it resolved, go to the website, myspringvalley.org, and complete the complaint form and submit it to the Board by email. If you see something say something. We have a Board Member, Jerry Doby, who deals with the complaints. He is doing a great job researching and addressing the problems.

Community Comment: What are the lines across the roads? They do it every year and SV scores really high for road maintenance because of those road counts from the lines.

Secretary's Report: The secretary position is currently vacant.

Treasurer's Report: Meghan Engdahl detailed the budget.

- We had a profit of \$64 in 2024. The only reason we ended up with a profit is because we had almost \$3,000 in donations and the aerators for the lakes were not running.

- The best financial responsibility is to have our income meet our expenses. She is looking at all costs and ways to reduce the deficit. The goal is to have an operating budget with a \$0 deficit in the next 3-5 years.
- Due to continuous deficits, an increase in dues of \$2.50 per month was approved to stabilize finances. We do not take the increase in membership dues lightly.
- We will be splitting maintenance costs between the general and lakes/fishing accounts.
- We average about 80% of the homeowners in SV pay the membership dues every year and that has been pretty consistent. The remaining 20% in back dues is a high amount. As properties sell we are getting some of those paid.
- We want to continue to represent you all well and spend the money responsibly.

Activities Committee Report: See the attached list of future activities. Come join the fun! Thank you to Mel Blankenship, Jen McNerney, John Blankenship and PJ McNerney for coordinating all the amazing activities.

Architectural Control Committee (ACC) Report: Jerry Doby, the ACC Chairperson, could not be at the meeting. Mike Johnson reminded the owners that if you are going to repaint your deck, paint your house, build a structure on your property, pave or add to your driveway, etc. you need to get approval first. The Building & Exterior Modification Contract is on the SV website, myspringvalley.org. Anyone wishing to make changes to their property should submit the contract to the ACC for approval.

Covenant's Committee Report: Jerry Doby, the Covenant's Committee Chairperson, could not be at the meeting. See comments in the President's Report related to trash, lighting, etc. As stated by Jeff Perry in the Vice President's Report, if you see a problem say something. Talk to your neighbors first. If it remains unsolved, complete and submit the complaint form on the website, myspringvalley.org.

Lakes and Fishing: Ken Richardson reported the following:

- He thanked and recognized the fish patrol volunteers: Dave, Mark, Michael and Matt. They come out from dawn to dusk to do their best to verify that our community is used by the owners/members and that the rules are being followed. They do a great job. It is very difficult to cover Sunday's. Let Ken know if you would like to volunteer for the fish patrol. If there is not a fish patrol person on duty call Ken Richardson to pay your fees. The fish patrol also helps out with the 18 pavilion reservations that we have had this year.
- Ken thanked Julie Bakeman and Lara Katler for all the mowing they have done. Shane Wildeman and Terry Pulliman for spraying the thistles with the Teller County Extension Office recommended Milestone weed control. Thistles are a noxious weed and will take over if not treated.
- No more two letter boat registration. However, there is a boat docking fee of \$50. Boats need to be removed by October 31st when the lakes close.
- As of July 7th, all the aerators are running 100%. There are 8 compressors which should have been rebuilt every 2 years. Now there are 2 new compressors and 6 rebuilt ones. That cost us \$4700. He is working with Solitude Lake Management

on a better program. We spray the lakes 4 times a year a cost of \$2,000 per treatment (reduced from 5 times a year at \$2,500 per treatment

- As Mike mentioned, Ken has been working with the Burgess family to purchase the bench that will be dedicated August 23rd at 11:30am. Thank you to those who helped install the bench.
- We had a 36% increase in the fishing income compared to the budget with a 3% increase in revenue. The daily fishing fees went up from \$10 to \$15.
- Need Fish Patrol Volunteers. If interested call Ken Richardson or send an email to info@myspringvalley.org.

Legal Affairs Committee Report: Nothing to report.

Welcome Committee: Mike Johnson reported that we contact the new owners to educate them and welcoming them to SV. If you have a desire to help with welcoming, just let us know. We see a trend that there are more full-time new owners.

Community Comment: Do we give out a copy of the covenants to new owners? All the covenants are on the website, so we help new owners know which covenants is theirs and encourage them to become familiar with the covenants, bylaws and policies.

Volunteer Thank you: Mike Johnson thanked those that volunteer and encouraged others to consider volunteering.

Community Discussion:

- Concerns were expressed about Short Term Rentals. The county is having meetings. There has been a STR survey shared on the SV Facebook done by the county.
- Concern over bears getting into the trash. Suggested people could be fined if they leave the trash out before trash day and there is a problem with the bears.

The meeting adjourned at 10:35a.m.