

Minutes
SVPORC BOARD MEETING
November 11, 2025
SV Pavilion at 6:00p.m.

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

Community Members Attending: Julie Bakeman, David Agger, Sarah Gooding. Mel Blankenship and Kim Blackwood (SV Activities Co-Chairpersons).

Call to order: Mike Johnson called the meeting to order at 6:03p.m.

Community Comments:
None.

Board Meeting Minutes: October 7, 2025, SV Board Meeting Minutes were approved via email. Meghan Engdahl posted the minutes on the website.

Board Reports

President's Report
Nothing to report

Vice President's Report
Vacant Position.

Treasurer's Report
Meghan Engdahl reported that she will be getting the October financial reports to the board soon. We are in decent shape. Mike Johnson asked if we could reduce costs by changing the SV land line and voice mail to a cell phone. The Board agreed this would reduce costs and we should change to a cell phone. Meghan Engdahl will make the change and make the necessary purchases for a SV cell phone keeping the current number if possible. Mike Johnson emphasized that we do not want to end the year in a deficit. Efforts to prevent future deficits were discussed. For the current year, we are \$1,000 to \$2,000 short. Next year's budget is set at \$3,000, an improvement over the \$5,000 deficit projected at the beginning of the year. The increase in membership dues will be implemented in January 2026, and the necessity for continued rate increases is under consideration.

Mike Johnson and Meghan Engdahl will update the bylaws to include the increase in the membership dues. Additional revisions related to the reinstatement process and fees will be drafted and submitted to the Board for

review. Mike Johnson introduced a proposal to eliminate the cap on accumulation of unpaid membership dues. Board approved.

The Board discussed reducing electricity expenses by adjusting the operation schedule for the lake aerators. Jerry Doby proposed alternating the compressors, running only half the system at any time. Further input is needed from Ken Richardson.

Secretary's Report

Ken Richardson was absent. Mike Johnson suggested that it would be good if we could relieve Ken Richardson of his secretary duties due to his workload related to the Lakes and Fishing Committee. No board member volunteers for this position at this time.

Committee Reports

Activities Committee Report

Mel Blankenship and Kim Blackwood reported and asked for approval of the SVPORC Holiday Social Flyer for the December 6th event. The Board approved. Santa will visit and there will be crafts for the children. Cocoa will be provided. Bring your favorite holiday sweet treats. Ugly sweater wearing is encouraged. The family that volunteers to light the tree on the island will be contacted.

The committee is working on the plans for activities for the coming year. Dates will be set to include in the January 1st invoice mailing. Activity dates and information need to be to Jill Cochran by December 5th to be included in the mailing. Low-cost entertainment for children at community gatherings was supported, and a suggestion was made to reach out to families who contributed in the previous year to activity planning. Repairs needed for the playground equipment was also noted.

Welcome Committee Report

Jill Cochran reported that there was one 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 was absent. The decrease in fishing income was discussed and the suggestion was made to possibly raise the fishing fees if revenue continues to decline. Fish patrol staffing is limited, affecting program operations. Lara Katler shared that she has had contact with some new members that are interested in doing the fish patrol next year.

Covenants Committee

Mike Johnson reported that he is working on a couple of lighting violations. The Board agreed not to give special permission to leave the lights on for one of the

violators. We are a “dark sky” community as stated in our bylaws and in the Teller County regulations.

The process for fee assessment on covenant violations was reviewed. Current process involves sending three violation letters before fines apply. Specifics include after 60 days, a \$500 fine is imposed and continues to accrue \$10 per day for ongoing violations. Discussion about modernizing communication methods (eg., email counts as written notice) and clarifying language in governing documents about permissible communication channels.

Architectural Committee

Jerry Doby reported he has been answering questions from new buyers. He has given approval on a request to paint a home the same color. Also approved a railing on a deck. There are no requests pending.

Legal Affairs Committee

Nothing to report

Other Business

Bank Procedures

Jill Cochran reported that a suspicious transaction was detected on one of the SVPORC bank accounts. The bank was contacted and the recommendation was to close the affected account for safety, which was done immediately. The other accounts were not impacted. All accounts will be monitored daily. No monies were lost. Lara Katler suggested setting up alerts for account monitoring. Jill Cochran will set up the alerts.

The new account will require new signatures. Since Jeff Perry resigned his name will be removed from being a signature on all accounts. Michael Johnson, 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. New signature cards will need to be signed and submitted to the bank.

Executive Session Procedures and Documentation

Procedures and documentation for Executive Sessions were discussed. After checking the current procedures and documentation will remain in place. We will document the time we go into an executive session and the time we come out, the general subject(s) covered and any decisions made. Minutes will be kept indefinitely.

The next meeting is December 9th at 6:00pm online. Meghan Engdahl will set up the call and provide the links.

The Meeting adjourned at 6:58 pm.