

Minutes
SVPORC BOARD MEETING
December 9, 2025
Virtual at 6:00p.m.

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

Community Members Attending: Mel Blankenship (SV Activities Chairperson) and Sarah Gooding.

Call to order: Ken Richardson called the meeting to order at 6:03p.m.

Community Comments:

Sarah Gooding introduced herself. They moved to Spring Valley in June from Australia. She is attending the Board Meeting to just listen.

Board Meeting Minutes: The November 11th SV Board Meeting Minutes were approved via email. Meghan Engdahl posted the minutes on the website.

Board Reports

President's Report

Ken Richardson shared that Mike Johnson has resigned from the SVPORC Board.

Vice President's Report

Vacant Position.

Treasurer's Report

Meghan Engdahl reported:

- The October and November financial reports were emailed to the Board. It looks like we will end the year without a deficit. However, there are a few large expenses that will still occur in December. Starting in January some funds for general maintenance will be taken from the fishing account. She will work with our accountant in making this change.
- Apex Waste management has been contacted and the portable restroom will be closed and the account on hold from January 1st to April 1st.
- To reduce costs, the board approved changing the phone system to Visible cell service. Even with the purchase of a cell phone we will save about \$360 per year. We will be able to keep the same phone number. She will work with Jill Cochran to make the change over.

- Policy 310 revisions to update the membership dues to \$150 per year per lot and taking the cap off the reinstatement fees were discussed. The Board approved the changes.
- Policy 320 is also being revised to document the process related to covenant violation notifications. The Board approved the changes. The fees for violations is under review.

Secretary's Report

Nothing to report.

Committee Reports

Activities Committee Report

Mel Blankenship reported that we had a wonderful SV Holiday Social. It was very festive and good positive vibes were felt. John Blankenship made a great Santa with support from his elf PJ McNerny. The flyer listing the 2026 activities has been submitted for the membership mailing going out January 1st. The dates will also be posted on the website. She thanked Kim Blackwood, Activity Co-chairperson, John Blankenship and Mike Blackwood for their work and support of the activities committee.

Welcome Committee Report

Jill Cochran reported that there have been two 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 reported:

- Jeffrey Gamm will be measuring the depth of the ice on Shado Lake and Potty Pond. 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.
- We need someone to plow Potty Pond for skating and set up a pump for water to smooth out the ice.
- The aerators are working. He will be working with Solitude Lake Management Company to negotiate a new contract.
- Signs were put up October 31st that the lakes are closed and the red flags are up.
- All boats were removed.
- The Fishing Permit application form for 2026 has been revised. Fees are the same. It will be posted on the website and sent out with the membership dues mailing in January.
- The amount for each fish stocking is under review. He is considering reducing the fish stocking from \$8,000 to \$6,000 for each of the two stocking per year.

Covenants Committee

Ken Richardson reported that they have been reviewing complaints about lights at night and loose and barking dogs.

Architectural Committee

Jerry Doby reported that he has been answering questions from new buyers. He gave approval on a request to replace about 8-10 boards on a deck.

Legal Affairs Committee

Nothing to report.

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. 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 Flag Pole

John Blankenship has ordered a new flag pole and will put it up when weather permits. Jerry Doby donated \$100 toward the purchase of the flag pole.

Executive Session:

The Board entered executive session at 6:55pm to discuss covenant violations on outside lights being left on, barking/loose dogs and trash problems.

The Board returned to open session at 7:45p.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 January 13th at 6:00pm and will be virtual. Meghan Engdahl will set up the call and provide links.

The Meeting adjourned at 7:48pm.