

**SPRING VALLEY LAKE ASSOCIATION
SPECIAL BOARD OF DIRECTORS
WORKSHOP MEETING
Tuesday, May 3, 2011
6:00 PM
12975 Rolling Ridge Drive
Community Building**

Pledge of Allegiance

MINUTES

1. Called to Order by President Kirt Mahlum

6:00 PM

2. Roll Call for Attendance

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|---|---|
| <input checked="" type="checkbox"/> Kirt Mahlum | <input checked="" type="checkbox"/> Jeff Morgan |
| <input checked="" type="checkbox"/> Ernie Martell | <input checked="" type="checkbox"/> Jim Bell |
| <input type="checkbox"/> Ken Bodle | <input checked="" type="checkbox"/> Ilene Bandringa |
| <input checked="" type="checkbox"/> Derek Couse | |

3. Ad-Hoc Committee

A. Introduction of Committee

1. Mahlum introduced the committee.
 - a. Jim Carr
 - b. Lisa Verhagen
 - c. Dennis Verhagen
 - d. Scott Eckart - not present at meeting

**4. Discussion and Planning of the Special Election for the Amending of the CC&R's
For Perpetual Renewal**

A. Mahlum read the current language of the CC&Rs and then presented the proposed new language for the amendment. The old language states that it takes 55% yes vote of the property owners to continue the association. The proposed language would be that it

would take 55% of property owners to end the association, and it would not require elections to renew the CC&Rs of the association every 15 years. This new language would create a continued renewal of the CC&Rs. This is the common language for association now due to the changes of the Davis Sterling Act change in 2005.

(See exhibit "A" attached to the minutes.)

1. MOTIONED BY COUSE TO AMEND THE CC&Rs TO THE NEW LANGUAGE. MARTELL SECONDED. MOTION PASSED.

B. Special Election to submit the changes will run for the dates of 9/06/11-10/15/11, with the ability to extend the voting period as needed to be sure all property owners have had the opportunity to vote and quorum is met.

1. MOTIONED BY MORGAN FOR THE ELECTION TO RUN 9/06/11-10/15/11 WITH ABILITY TO EXTEND AS NEEDED FOR QUORUM PURPOSES. BANDRINGA SECONDED. MOTION PASSED.

C. A sample of the ballot was presented. There were some changes made that will be directed to legal counsel to make changes to the ballot.

1. MOTIONED BY MORGAN TO APPROVE PROPOSED BALLOT WITH CHANGES. BELL SECONDED. MOTION PASSED.

D. Inspector of Elections

1. MOTIONED BY COUSE TO HAVE TIE AS THE INSPECTOR OF ELECTION FOR THE ELECTION OF THE CC&R AMENDMENT. MARTELL SECONDED. MOTION PASSED.

5. Ad-Hoc Committee Comments

A. Some of the ways to get the word out to all property owners will be:

1. The Breeze June & September
2. Shoot'n the Breeze each month
3. Volunteers at the Post Office
4. August assessment statements
5. Committees and Internal Organizations

B. Anyone that would like to volunteer and help get the word out may attend the Ad-Hoc Committee meetings.

6. Adjourned