



OPEN SESSION MINUTES
BOARD OF DIRECTORS MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, August 22, 2023 ~ 6:00 pm

BOARD MEMBERS	<input checked="" type="checkbox"/> Brian Bickhart, President <input checked="" type="checkbox"/> Brian Hurst, Vice President <input checked="" type="checkbox"/> Brad Letner, Secretary <input checked="" type="checkbox"/> Cheri Boyd, Treasurer <input checked="" type="checkbox"/> Bill Scott, Director <input checked="" type="checkbox"/> Paul Stanton, Director <input checked="" type="checkbox"/> David Stolfus, Director Alfred Logan, General Manager Jeaneen Beam, Director Administration & HR Nick Gonzalez, Director of Operations Lisa Falcetti, Director Public Safety Clint Summers, Code Enforcement & Architectural Manager Tieranie Hawkins Community Engagement Specialist
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1. Call to Order by Bickhart at 6:02 PM.
2. Pledge of Allegiance by Brad Letner
3. Roll call was taken and recorded.
4. Executive Session Summary –Brad Letner, Secretary

At the 08/21/23 Executive Session the Board approved the: Minutes for the 05/24/23 Executive Session Meeting.

At the 08/21/23 Executive Session Meeting the Board discussed or reviewed: Member Discipline: Code Enforcement Personal and Written Appeals, Public Safety personal Appeals, Code Enforcement Citations, Public Safety Citations, Architectural Committee requests for variance, Committee Applications and/or resignations, Airbnb issues.

Legal Issues: Updates on Properties, By-Law Changes, Rental Rules.

Non-Judicial Foreclosure Authorization to approve: Account #468873 Alterra File # 553043.

Resolution to record Notice of Default for 3 accounts approved:

Account 467887 APN 0482-112-02-0000

Account 470291 APN 0482-081-12-0000

Account 484213 APN 3088-161-08-0000

Contracts: Bear Valley CC Liquor License, Bear Valley CC Deed Restriction Review, Meadow Lark Park Architect, Verizon Cell Tower, Investments.

Personnel: Staff Updates.

5. PROPERTYOWNERS OPEN FORUM

6. SECRETARY'S REPORT – Approval of Meeting Minutes

Motion by Letner and seconded by Boyd to approve the Minutes Open Session Meeting of July 25, 2023. Motion passed.

Motion by Letner and seconded by Hurst to approve the Minutes Open Session Zoom Meeting August 2, 2023. Motion passed.

7. GOVERNMENT AGENCY REPORTS

- Steve Samaras Division Manager Dept Public Works CSA 64
Mr. Samaras briefed on his operations report, service orders, and street sweeping. The encroachment study is complete for the archway project. Stage 1 drought watch Inspection report is on their website.
- Representative to SVL MAC-Municipal Advisory Council San Bernardino County
Mr. Verhagen gave a report on behalf of the MAC Group. The speed humps are installed, and painting will happen soon. There is a position open on the MAC Group. Information can be found on the website.

8. COMMITTEE REPORTS

- Architectural Committee – No representative present.
- Citation Committee – Bill Walters reported there will be two meetings per month. Complements to Clint Summers.
- EQ Estates Committee – No representative present.
- Finance/Budget Committee – No representative present.
- Lake Committee – No representative present.
- Gating the Community Task Force – No representative present.

9. CONSENT CALENDAR - MOTION

Citations – Code Enforcement and Public Safety Contested and Uncontested Violations presented to the Board for Approval to issue Citation-Fine notices.

Motion by Scott and seconded by Letner to approve Code Enforcement citations as presented and PSD citations as modified. Motion passed.

10. TREASURER'S REPORT

Motion by Boyd and seconded by Stolfus to Receive and File the Treasurer's Report dated July 31, 2023. Motion passed.

DISCUSSION AND ACTION ITEMS

11. Resolution #2 Establishing Annual General Assessment 2023-2024

Motion by Letner and seconded by Boyd to approve Resolution #2. Motion passed.

12. Resolution #3 Establishing Tenant-Associate Membership Fee 2023-2024

Motion by Letner and seconded by Scott to approve Resolution #3. Motion passed.

13. Resolution #6 Establishing the 2023-2024 Assessment Billing Procedure

Motion by Stolfus and seconded by Boyd to approve Resolution #6. Motion passed.

14. Reserve Study 2023-2024 Fiscal Year

Motion by Letner and seconded by Scott to approve the Reserve Study 2023-2024 FY. Motion passed.

15. Board Action Item BAI 23-08-01 PSD Handheld Radios

Motion by Hurst and seconded by Letner to approve BAI 23-08-01 staff recommended option. Motion passed.

16. Board Action Item BAI 23-08-02 UV Filters

Motion by Hurst and seconded by Letner to approve BAI 23-08-02. Motion passed.

17. Board Action Item BAI 23-08-03 CB (Community Center) Security System

Motion by Letner and seconded by Hurst to approve BAI 23-08-03. Motion passed.

18. Board Action Item BAI 23-08-04 Spectrophotometer

Motion by Hurst and seconded by Scott to approve BAI 23-08-04. Motion passed.

19. Board Action Item BAI 23-08-05 Weir Monitors Update

Tabled without objection.

20. Resolution to Record Subsequent Assessment Lien 2 Accounts submitted by Alterra

Motion by Hurst and seconded by Boyd to approve the Resolution to Record Subsequent Assessment Lien for the following 2 accounts: Motion passed.

A. Account 469708 APN#0480-263-17-0000

B. Account 484213 APN#3088-161-08-0000

21. Investment Operating CDARS 8/30/2023 & Reserve CDARS 8/30/2023

Motion by Letner to invest the operating CDARS in 26 week investment and Reserve CDARS in a 13 week investment.

Motion by to amend Stanton and seconded by Boyd to invest Operating and Reserves CDARS in 13 week investments. Motion passed.

22. Meadowlark Park Architect

The plans have been approved; the drawings are being worked on to go out to bid.

23. By-Law Updates

The draft of the By-Law changes has been sent to legal for review and to prepare the change for a vote to accept the changes.

24. Boat Dock Updates

Docks have been completed. The gates are being made at this time and then will be installed. The LPO (lake patrol office) plans are at the county for approval for permits.

25. Lake Evaluation Report

The Lake Evaluation Report will be available to members through the association office.

26. SVL Veterans Club Event Request – Veterans Day 5/10K+Basketball+Soap Box Event

Motion by Hurst and seconded by Letner to approve the Veterans Day 5/10K+Basketball+Soap Box Event. Motion passed.

27. East Beach and East Beach Boat Area – Swimming

Discussion of swimming where the boats are beached. This included all around the boats and behind the boats.

Motion by Stanton and seconded by Stolfus to place an interim rule until December 1, 2023, of swimming no further out than 35 feet from the water line and children under age 12 must have a life jacket. Boats will have the right of way. Motion passed 4-3.

28. Recap of the Emergency Wake Surfing Rule – Discussion Only

A review of the emergency rule was reviewed. The association is responsible for the repairs of the coving and the wake surfing is increasing this damage.

29. Discussion/Action

SVLA EQ Split Rail Fencing – Committee requests the EQ Estates Committee and EQ estates Residents Review the suggested rule change for input.

This item was tabled.

Suggested that the permanent structure height of 9 feet be updated to 10 feet of maximum height at the EQ Estates Properties. (Gazebos, patio covers, sheds, etc.)

This item was tabled.

30. EQ Estate Parking Trailers on Properties Rule – Update from Committee

This item was tabled.

31. Airbnb's – ADU/JADU

The association is tracking Aribnbs and any issues that arise with these properties. There is nothing significant to report.

32. Memorial Honor of Property Owners

Motion by Letner and seconded by Boyd to approve the perpetual plaques and asked for more info on the trees and benches and bring back the info in September.

Letner withdrew his motion due to the information needed.

33. Flag Policies – Discussion/Action

A. Parkway

B. Association Properties – Maria area, Community Center, and EQ Barn area

C. Property owners lots

This item was tabled.

34. Verizon Cell Tower

The impact study, drawings, fees, services, and satellite info is in process. Once the info is submitted to the association it will go to legal for review.

35. New Construction Site Fencing/Screen Cloth

Scott will bring info back to the September meeting.

36. MANAGEMENT TEAM REPORTS

- Director of Operation, Nick Gonzalez
- Director Public Safety, Lisa Falcetti
- Director of Admin & HR, Jeaneen Beam
- Code Enforcement & Architectural Manager, Clint Summers
- Community Engagement Specialist, Tieranie Hawkins

37. GENERAL MANAGER'S REPORT

Alfred Logan

38. BOARD OF DIRECTOR'S COMMENTS

39. Each Board member was called on for comment.

40. ADJOURNMENT

The meeting was adjourned at 9:25 PM.