



OPEN SESSION MINUTES

BOARD OF DIRECTORS MEETING

Tuesday, September 22, 2020

IN ORDER TO COMPLY WITH THE EXECUTIVE ORDER FOR THE STATE OF CALIFORNIA AS A RESULT OF
THE COVID-19
THIS MEETING WAS CONDUCTED BY A ZOOM MEETING

BOARD MEMBERS	<u>X</u> Brian Bickhart, President <u>X</u> JoAnne Romero, Vice-President <u>X</u> Lewis Ponce, Secretary <u>X</u> Robert Read, Treasurer <u>X</u> Cheri Boyd, Director <u>X</u> Bill Scott, Director <u>A</u> Brian Hurst, Director
STAFF	Alfred Logan, General Manager Jeaneen Beam, Director Administration & HR Nick Gonzalez, Director of Operations Lisa Falcetti, Director Public Safety
OTHERS	

1. CALL TO ORDER – Bickhart called the meeting to order at 6:08 PM.

Pledge of Allegiance – Led by Robert Read

Roll Call was taken and recorded.

2. Executive Session Summary – Lewis Ponce, Secretary

Minutes approved for the August 24th and September 8th meetings. Appeals were reviewed and action taken. Other member discipline was reviewed. Action will be taken in the open session meeting. The subject of above ground pools, Fine & Fee Schedule, and the rental license rule. These items will be placed on a future agenda. Committee guidelines will be reviewed. Properties that are with the attorney were reviewed. Review of the country club consultant contract was reviewed and will be sent for legal review. Personnel was discussed.

Motion by Read and seconded by Romero to approve the Resolution to Record Notice of Default on 3 accounts. Motion passed with a 5-0 count and 2 absent board members for the following 3 properties:

- A. Account # 468299
- B. Account # 466467
- C. Account # 469708

3. HOMEOWNERS OPEN FORUM

If you are a property owner and wish to make a comment or address a concern to the Board of Directors, please submit to Info@svla.com no later than 1:00 PM on Tuesday, September 22nd of the Board Meeting.

Please include your name and address on the email. A director or manager may briefly respond to comments.

Lisa & Dennis Verhagen had concerns about the concert and people following the COVID 19 guidelines. They asked about the status of BAI 20-06-04 ADA Bathroom updates at the CB. And they also asked about Halloween and what the associations role is for Halloween.

Logan did respond briefly that there were signs about masks and social distancing at the gates for the concert.

4. SECRETARY'S REPORT – Approval of Meeting Minutes

Motion by Romero and seconded by Bickhart to approve the Minutes of the Semi-Annual Membership Mtg-Budget August 22, 2020. Motion passed.

Motion by Read and seconded by Boyd to approve the Open Session Meeting Minutes August 25, 2020. Motion passed.

5. GOVERNMENT AGENCY REPORTS and OTHER REPORTS

Field Representative from the Office of Assemblyman Jay Obernolte – No representative present.

Don Holland, Policy Advisor to 1st District Supervisor Robert Lovingood – Mr. Holland reported County Public Works are gathering safety data on specific streets here in SVL with hoses that are laid across the street. CHP has reported that fatal accidents have increased by 80% since 2019 over the 2018 fatal accidents reported on 395. CHP also reported zero fatal accidents reported thru Victorville and Barstow were delineators have been installed. Department of Fish & Wildlife is doing a study on Joshua trees to determined if they need to be named endangered. At this time Joshua trees are protected. The study will follow the viability of stricter guidelines to protect Joshua trees.

Deputy Kleveno from San Bernardino County Sheriff Department – No representative present.

Officer Mumford California Highway Patrol – No representative present.

Battalion Chief San Bernardino County Presentation – No representative present.

Steve Samaras Division Manager CSA 64 – Mr. Samaras reported meter replacement is 82% complete. CSA 64 has conducted 6500 under ground service alerts. There have been no sanitary overflows. Waste water is functioning well and the water demands for August have risen.

6. 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 Ponce and seconded by Read to approve issuing citations as presented. Motion passed.

7. TREASURER'S REPORT

A. Receive and File the Treasurer's Report dated August 31, 2020

Motion by Romero and seconded by Ponce to Receive and File the Treasurer's Report dated August 31, 2020. Motion passed.

DISCUSSION AND ACTION ITEMS

If you are a property owner and wish to address the Board of Directors regarding an agenda item, please submit to Info@svla.com no later than 1:00 PM on Tuesday, September 22nd of the Board Meeting.

Please include your name and address on the email. A director or manager may briefly respond to comments.

8. Consortium LLC Accounting Report by Adam Haney

Mr. Haney introduced himself and told a little about the company. Consortium is the association's current accounting firm. They handle all billing, accounts payable, escrows, etc. Mr. Haney explained operating versus funding the reserves. Reserves are very important and SVLA's are good. We are 58% funded. Items listed on the reserves may be spread out over a 30-year life, which allows time to save for repairs and replacements. The reserve study is reviewed annually. Non-payment of assessments in SVL are at approximately 3%. Other associations see an average of 0-9% of non-payments. He has not seen an impact on payments due to COVID 19.

9. Resolution to Record Lien 11 Accounts Non-Payment of Assessments

Motion by Boyd and seconded by Scott to approve the Resolution to Lien 11 accounts for non-payment of assessments. Motion passed.

10.SVL Association – SVL Country Club – Updates

The board has identified a consultant, the consultant's contract is being adjusted for the work requested. Once the contract is complete the board will review, and our attorney will review.

11. Meadowlark Park – Updates

A. Survey from the community was reviewed.

B. SVL BMX/Skate Club Request

SVL BMX/Skate Club requested funding to have a design company prepare a design proposal and estimate for the park. The club's preference is in Spohn Ranch which is in So California.

Motion by Read and seconded by Boyd to approve up to \$5000.00 from the phase 3 park plan budget for a drawing/design from Spohn Ranch. Motion passed.

The club has a logo and stickers. The club has checked on liability issues. The Tony Hawk Foundation encourages signs that state skate at your own risk. At the sites where these types of signs have been posted there have virtually been no lawsuits.

12. SVL Little League – Robert Read Board Liaison Report

Read met with Arron Price from Little League to review the list of what little league needs to make the ball fields usable. Some of the work can be done in house but a specific contractor will be needed for the clay.

13. Communications Committee – Executive Committee Scope of Work

Boyd and Hurst continue to work on the Scope of Work for the Communications Committee. More members are needed for this to be an active committee.

14. Veterans Club Request – Flag Poles & Lighting Parkway Median – Update

Read reported the county is reviewing the plans and should have an answer soon on the permit approval. The flag poles and lighting may cost less than originally thought.

15. Above Ground Pools

A Survey was taken from the community regarding above ground pools should be allowed or not allowed. There were responses for and against above ground pools.

Discussion included concerns about how above ground pools look, tend to not be taken care of properly, and draining and flooding issues. Small blow-up pools will be allowed.

Motion by Read and seconded by Boyd to deny above ground pools. Motion passed.

16. Board Action Item BAI 20-09-01 Picnic Tables

Motion by Read and seconded by Ponce to approve BAI 20-09-01 as recommended. Motion passed.

17. Board Action Item BAI 20-09-02 Maintenance Building Restroom

Motion by Ponce and seconded by Scott to approve BAI 20-09-02 as recommended. Motion passed.

18. Board Action Item BAI 20-09-03 EQ Club House Restroom

Motion by Romero and seconded by Ponce to approve BAI 20-09-03 as recommended. Motion passed.

19. Board Action Item BAI 20-09-04 Maintenance Truck #31

Motion by Read and seconded by Ponce to approve BAI 20-09-04 as recommended. Motion passed.

20. Water Purchase Loan - Update

The water loan is with Pacific Western Bank. Researching possibilities of paying off the loan or other options with HOA loans. More info to follow as more research is done.

21. Board Treasurer

Read stepped down as Board Treasurer. This frees him up to work on all his other projects. This includes the park plan and other interests.

Motion by Scott and seconded by Boyd to appoint Hurst as Board Treasurer. Motion passed.

22. BOARD CORRESPONDENCE

None

23. COMMITTEE REPORTS

Architectural Committee – 66 projects were submitted, 45 were approved and 18 applications were denied.

Citation Committee – No representative was available.

Community Plan Committee – No representative was available.

EQ Estates Committee – No representative was available.

Finance Committee – Bill Walters gave a report of the items the committee is working on. Committee is requesting info on the carry-over to the next fiscal year. Logan reported that after the audit the board will decide where any surplus would be carried over to. Also requested info be placed on the web-site regarding money spent on projects.

Lake Committee – Brian Bickhart reported the committee is researching the request for specific hours for water skiing.

24. MANAGEMENT TEAM REPORTS

Director of Operations, Nick Gonzalez

Director Public Safety, Lisa Falcetti

Director of Admin & HR, Jeaneen Beam

Code Enforcement Supervisor, Valysia Shogunle

25. GENERAL MANAGER'S REPORT

Alfred Logan reported the Admin Office will reopen starting October 1 and the Community Center Dispatch window will also open October 1. There is only limited use of the community center. As availability of the facilities change's updates will be sent out. Please update your contact information with the association.

26. BOARD OF DIRECTOR'S COMMENTS

Bill Scott also commented on the importance of keeping contact information up to date. Thanks to Alfred and staff. The lake project continues to move forward. Nick and the lake committee are working hard on the lake. Scott said he is happy to be part of a great team.

Cheri Boyd thanked staff and said let's keep moving forward. We're getting a lot done.

Robert Read said it's great to see how the Board has come together and getting a lot done. He's happy with his assignments. Stay well!

Lewis Ponce thanked the Board for all the projects moving forward and getting completed and thank you to staff.

JoAnne Romero said, "Ditto to what the other board members have said." The board loves the community and are doing their best for the community.

Brian Bickhart really appreciate all the staff. Everyone does a great job. Good night everyone.

27. ADJOURN

The meeting adjourned at 8:13 PM.

An Executive Session is conducted to consider litigation, matters relating to the formation of contracts with third parties, member discipline, and personnel matters.

In accordance with the state statute, notice is hereby given that the Executive Session Meeting of the Board of Directors was conducted on September 21, 2020. The Board addressed the following:

- Approved the Executive Session meeting minutes of August 24, 2020 and September 8, 2020.
- Member discipline, citations, 3 written appeals, committees
- Legal Updates, Resolution to Lien 3 accounts
- SVLA/SVLCC Consultant Contract
- Personnel
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Respectfully Submitted by:

Jeanene Beam

As an officer of the corporation, I do hereby certify that the foregoing Minutes are a true and correct copy of the meeting minutes approved by the Spring Valley Lake Association Board of Directors.

Approved by:

Lewis Ponce