



OPEN SESSION MINUTES
BOARD OF DIRECTORS MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, September 26, 2023 ~ 6:00 pm

BOARD MEMBERS	<p><input checked="" type="checkbox"/> Brian Bickhart, President <input checked="" type="checkbox"/> Brian Hurst, Vice President <input 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</p> <p>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</p>
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1. Call to Order by Bickhart.
2. Pledge of Allegiance was led by Bill Scott.
3. Roll call was taken and recorded.
4. Executive Session Summary –Brad Letner, Secretary

The following business was done during the Executive Session meeting on September 25, 2023:

Minutes approved for the August 21, 2023, Executive Session meeting.

Personal and written appeals for citations issued by Code Enforcement and PSD. Review of CE and PSD citations.

Discussion of flag policies. Review of a request for easement for landscape by a property owner. Review of properties with legal counsel. Gating the community update. By-laws and rental Rule legal updates. Bear Valley CC legal update. Meadowlark Park Architect Proposal was approved. Reserve Study contract was reviewed. Association office remodel review. Personnel discussion.

5. PROPERTYOWNERS OPEN FORUM

Please state your name and address. Each owner may address the board for up to 3 minutes. A director or manager may briefly respond to comments. Speakers must observe rules of decorum and not engage in obscene gestures, shouting, profanity, or other disruptive behavior. If a speaker is in the middle of a sentence when time is called, they may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others.

Items members spoke about were the Architectural Policy, the Lake Coving Report, issues with the wake from boats and the damage it does, and issue with the locked restroom at fishing area #8.

6. SECRETARY'S REPORT – Approval of Meeting Minutes

Motion by Boyd and seconded by Scott to approve the Minutes Open Session Meeting of August 22, 2023. Motion approved.

7. GOVERNMENT AGENCY REPORTS

- Steve Samaras Division Manager Dept Public Works CSA 64
Mr. Samaras Gave a briefing of his Operations report.
- Representative to SVL MAC-Municipal Advisory Council San Bernardino County
No report was given as the council did not have a meeting.

8. COMMITTEE REPORTS

- Architectural Committee – Jo Anne Romero gave a brief report on How to Get Your Architectural Project Approved. Any external changes to the property must have approval. This includes the back properties of homes. Do not start any work without approval. Submit the application along with neat, legible drawings, samples, colors. Names of plants, at least 30% greenery in the yard, placement/location, weed barrier for rock areas, etc.
- Citation Committee – No representative present.
- EQ Estates Committee – Ronnie Tait said that things are going well. The committee requests that concrete and/or other approved surfaces will not be required for horse trailer parking on the EQ properties. It can be dangerous for the horse to step out of the trailer onto a hard surface. A dirt surface is best. The committee doesn't see any issue with the removal of the split rail fence when an approved type of fence is installed in its place. Also, it's time for an exterminator. The rats and mice are just out of control.
- Finance/Budget Committee – No representative present.
- Lake Committee – Ruth Brock spoke about the status of the permits with Lahontan Water to open for comments. Working on types of material for the coving repair projects.
- 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 Hurst and seconded by Boyd to approve the Code Enforcement citations as amended and the PSD citations as presented. Motion passed.

10. TREASURER’S REPORT

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

11. Board Action Item BAI 23-09-01 PSD Furniture

Motion by Hurst and seconded by Boyd to approve the BAI as presented. Motion passed.

12. Meadowlark Park Architect– Fee Proposal – Update

The contract was approved in executive session. The contract approving the architect to prepare the drawings to go to bid for the work on the park. It should be a 90 day turn around to receive the drawings.

13. Landscape Easement Request

- A. Scope of Work
- B. Site Map

A property owner has made a request to place a fence onto a small section of the greenbelt. So the request is for an easement for landscape. This request has been sent to association legal counsel for review.

14. BOD Resolution to Lien

Motion by Hurst and seconded by Boyd to approve the Resolution to Lien 19 Accounts listed. Motion passed.

<u>Account Number</u>	<u>Assessor’s Parcel Number</u>
466524	3088-061-44-0000
467144	6088-142-12-0000
468087	0480-161-11-0000
468230	3088-081-14-0000
469324	0482-145-03-0000
469370	3088-321-10-0000
481399	0482-111-09-0000
481541	3088-351-32-0000
482864	0482-061-17-0000
483040	3088-171-34-0000
483339	3088-112-60-0000
484475	3088-221-25-0000
485823	3088-271-04-0000
486262	3088-161-10-0000
486601	3088-161-10-0000
487680	0480-181-01-0000
487698	0482-271-05-0000
488216	0480-201-03-0000
488681	3088-201-02-0000

15. Write-Off of 4 Accounts 2022-2023 FY

Motion by Hurst and seconded by Scott to approve the write-off on 4 accounts for the 2022-2023 fiscal year listed below in the total of \$20,000.00. Motion passed.

- a. Acct 479190
- b. Acct 489268
- c. Acct 466548
- d. Acct 469854

16. Renewal of CDARS Operating Funds with 4 Week Option Due October 3, 2023

Motion by Hurst and seconded by Scott to approve the renewal of \$200,000.00 at 3% CDARS Operating Fund for 4 weeks. Motion passed.

17. Disclosure Packet Update

The disclosure packet is in the mail. Included in the packet is the assessment amount, due date of assessments, the reserves, budget, and other disclosures that must be published for residents annually.

18. Procedures for Requesting Association Documents

When a member would like to request certain documents such as Lake Coving Consultant Report, and other association records there is a request form to complete and turn in to staff. Once the request is approved and items are prepared the member will receive the requested items.

19. Code Enforcement Town Hall Meeting Logan reported on the meeting. It was a question answer time for members. There was a lot of discussion. Members are encouraged to call the association when they have questions and/or concerns.

20. By-Law Updates – Update

This item was tabled.

21. Boat Dock Updates

The docks and slips are complete. The Lake Patrol Office plans are under review with the county. There are concerns with the running of electricity out to the LPO because of the water. Once the plans are approved the LPO will be completed.

22. Association Office Remodel – Update

The association office had a flood. So along with the repairs from all the water damage an interior remodel will happen. The plans were prepared approximately 8 years ago and have been approved recently. All association office staff have been moved to the community center. Once the office is complete staff will move back.

23. Committee Action Item Request (CAIR) Architecture Committee – Discussion/Action

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

Motion by Stanton and seconded by Stolfus to put the requested rule change out for 30 day comment period. Motion passed.

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

Motion by Hurst and seconded by Stolfus to put the requested rule change out for a 30 day comment period. Motion passed.

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

Motion by Hurst and seconded by Boyd for only horse trailer parking on unimproved/dirt surface request for 30 day comment period. Motion passed.

25. Memorial Honor of Property Owners – Updates

The committee is working on clarification of some items.

26. Flag Protocol – Veterans Club

Will be looking for some guidance for the flags for items A & B for the next board meeting.

27. Flag Policies – Discussion/Action

- A. Parkway

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

- C. Property owners lots

Motion by Hurst and seconded by Stanton to allow the US flag to hung in the proper way, CA flag, and favorite sports team. This will go out for 30 day comment period. Motion passed.

28. New Construction Site Fencing/Screen Cloth

Scott is to meet with some home builders to help determine what is needed.

29. 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

30. GENERAL MANAGER'S REPORT

Alfred Logan

31. BOARD OF DIRECTOR'S COMMENTS

Each Board member was called on for comments.

32. ADJOURNMENT was at 7:39 PM.