



**OPEN SESSION MINUTES**  
**BOARD OF DIRECTORS MEETING**  
**Meadowlark Hall Community Center**  
**12975 Rolling Ridge Drive**  
**Tuesday, May 24, 2022 ~ 6:00 pm**

<b>BOARD MEMBERS</b>	<input checked="" type="checkbox"/> Brian Bickhart, President <input checked="" type="checkbox"/> Brian Hurst, Vice President <input checked="" type="checkbox"/> JoAnne Romero, Director <input checked="" type="checkbox"/> Cheri Boyd, Treasurer <input checked="" type="checkbox"/> Brad Letner, Director *left meeting 7:30* <input checked="" type="checkbox"/> Bill Scott, Director <input checked="" type="checkbox"/> Lewis Ponce, Secretary  Alfred Logan, General Manager Jeaneen Beam, Director Administration & HR Nick Gonzalez, Director of Operations Lisa Falcetti, Director Public Safety Valysia Shogunle Code Enforcement & Architectural Manager Tieranie Hawkins Community Engagement Specialist
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1. Call to Order – Bickhart called the meeting to order at 6:06 PM.
2. Pledge of Allegiance led by Brad Letner
3. Roll call taken and recorded.
4. Executive Session Summary

Adam Haney CPA, from Consortium made a presentation and took questions from the Board. Code Enforcement and Public Safety citations were reviewed. Architectural stop work order fines were discussed. Committee applications were reviewed. Board liaisons to the committees were assigned. Governing documents and rental rules were discussed. Contracts for Meadowlark Park project was discussed. Other discussion included the liquor license for the country club, staffing for the firework show, personnel for the summer and staff updates. Motion made by Letner and seconded by Ponce to approve three Resolutions to record Notice of Default were approved. The 3 accounts approved:

Acct# 468840	APN# 0444-411-11-0000
Acct# 467042	APN# 0482-092-08-0000
Acct# 468744	APN# 0480-172-11-0000

## 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.

## 6. SECRETARY'S REPORT – Approval of Meeting Minutes

- A. Minutes Open Session Meeting of April 26, 2022
- B. Minutes BOD Election/Tabulation Meeting No Quorum April 30, 2022
- C. Minutes BOD Election/Tabulation ZOOM Meeting May 7, 2022
- D. Minutes BOD Organization Meeting of May 7, 2022

Motion by Romero and seconded by Letner to approve the minutes for the four meetings listed A-D. Motion passed.

## 7. GOVERNMENT AGENCY REPORTS

- Steve Samaras Division Manager Dept Public Works CSA 64  
Mr. Samaras reported on street sweeping, and the search for a new sweeper. An overview of the Operations Report was given. The Archway at the parkway and Bear Valley Road is being reviewed and the easement is going to be surveyed. The current archway sits on county, city and privately owned land. The MAC Group is also involved in the archway project.
- Bill Walters Representative to SVL MAC-Municipal Advisory Council San Bernardino County  
Mr. Walters stated the MAC Group is waiting for the survey of the archway. They are working on the speeding issues within the community along with CHP having a stronger presence. They are also looking at more speed humps, they are costly and can only be installed on roads with 25 MPH. So, the 35 MPH roads can not have speed humps installed. He also said to call CHP for speeding issues.
- San Bernardino County Fire Department  
Captain from Station 22 gave a brief report and stated the station attended the CSA Water Conservation Fair; it was a great event.
- California Highway Patrol - No representative present.
- San Bernardino County Sheriff Department - No representative present.

## 8. 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 Romero and seconded by Ponce to approve the citations presented and issue fines. Motion passed.

9. TREASURER'S REPORT

Motion by Boyd and seconded by Ponce to Receive and File the Treasurer's Report dated April 30, 2022. Motion passed.

DISCUSSION AND ACTION ITEMS

10. SVL Country Club – Updates

Brian Hurst reported there is much satisfaction with the outcome of the country club. Alfred Logan reported the ABC license is in process for the country club. And a report will be available soon showing all costs involved in the country club project.

11. Meadowlark Park – Updates

Brian Hurst reported the Board is dedicated to transforming the park into something great. The survey of the park is complete, and plans are currently being worked on.

12. Board Action Item BAI 22-05-01 Meadowlark Park East & West Playgrounds (woodchips)

Motion by Hurst and seconded by Ponce to approve BAI 22-05-01. Motion passed.

13. Board Action Item BAI 22-05-02 Golf Cart Replacement

Motion by Hurst and seconded by Romero to table for 30 days, bring back 3 bids for a cart with lithium batteries not to exceed \$14,000.00. Motion passed.

14. Resolution to Record Assessment Lien Alterra 1 Property

Motion by Letner and seconded by Boyd to approve the Resolution to Lien Account #467285 APN# 3088-181-01-0000. Motion passed.

15. Committee Applications

Motion by Letner and seconded by Ponce to approve the committee applications as amended. Motion passed.

16. Architecture Committee Chairperson Appointment by the Board

Motion by Romero and seconded by Boyd to appoint Karen Hillers as Chairperson to the Architecture Committee. Motion passed.

17. Board Liaisons Appointments to Committees

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|--|--|
| a. Architecture Committee – Ponce/Romero | e. Community Plan Committee - Hurst        |
| b. Citation Committee - Ponce            | f. Equestrian Estates Committee - Bickhart |
| c. Communications Committee - Boyd       | g. Lake Committee - Scott                  |
| d. Community Event Team - Boyd           | h. Finance Committee - Letner              |

\*Brad Letner excused himself from the meeting\*

## 18. Gating the Committee Task Force – Updates

Brian Hurst reported the task force has assigned Brian LaMaster as Chairperson. Two meetings have been held. Tasks have been assigned with a year end projection of information to be presented. Some of the items being researched are the effects on business', gate locations, cost of staff, roads, maintenance, and so on.

## 19. Rental Rules

Legal counsel has been contacted regarding what can be regulated. New state legislation on rentals, ADU's and JADU's. Working on what can be done.

## 20. Lake Lowering – Discussion

Lowering the lake will begin on September 26, 2022. At a rate of approximately 1 inch per day. All boats will need to be off the water, out of slips and off lifts. The projected fill date is May 7<sup>th</sup>, 2023. More info to follow.

## 21. Procedures Regarding Barking Dogs

Director Falcetti gave an overview of the process Public Safety goes by when a barking dog call is received.

## 22. BOARD CORRESPONDENCE

A. None

## 23. COMMITTEE REPORTS

- Architectural Committee
- Citation Committee
- Communications Committee
- Community Plan Committee
- EQ Estates Committee
- Lake Committee

## 24. MANAGEMENT TEAM REPORTS

Director of Operations, Nick Gonzalez  
Director Public Safety, Lisa Falcetti  
Director of Admin & HR, Jeaneen Beam  
Code Enforcement & Architectural Manager, Valysia Shogunle  
Community Engagement Specialist, Tieranie Hawkins

## 25. GENERAL MANAGER'S REPORT

Alfred Logan

26. BOARD OF DIRECTOR'S COMMENTS

Lewis Ponce – It seems like we are back to normal life on the board. Thank you for coming and thank you to Brian Hurst for navigating the country club process.

Bill Scott – It is great to be back on the board.

Brian Hurst – So it is Game On, there's a lot of work to do this year.

JoAnne Romero – Have a safe Memorial Day. Be safe.

Cheri Boyd – Thank you for the chance to serve on the board for 2 more years.

Brian Bickhart – Congrats to the board. We have such a great team with staff and Alfred.

27. ADJOURN

The meeting was adjourned at 8:25 PM.