



OPEN SESSION MINUTES
BOARD OF DIRECTORS MEETING
Community Center
12975 Rolling Ridge Drive
Tuesday, February 23, 2021
6:00 pm

Notice of meeting: The Board of Directors of the Spring Valley Lake Association meeting is scheduled for Tuesday, February 23, 2021 at 6:00 pm. Meeting was held by Zoom.

BOARD MEMBERS	<u>X</u> Brian Bickhart, President <u>X</u> JoAnne Romero, Vice-President <u>X</u> Lewis Ponce, Secretary <u>X</u> Brian Hurst, Treasurer <u>X</u> Cheri Boyd, Director <u>X</u> Bill Scott, Director <u>A</u> Robert Read, 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 6:13 PM

Pledge of Allegiance was led by Bickhart.

Roll Call was taken and recorded.

2. Executive Session Summary – Lewis Ponce, Secretary

The following business was addressed during the executive meeting: Approval of the 1/25/2021 meeting minutes; a presentation by Adam Haney from Consortium which is the associations accounting firm reviewing the audit for 2019/20; member discipline which included one PSD citation appeal and three Code Enforcement appeals; Finance Committee guidelines; committee applications. Legal updates, contracts and personnel were discussed.

3. HOMEOWNERS OPEN FORUM

No comments or concerns were submitted.

4. SECRETARY'S REPORT – Approval of Meeting Minutes

Motion by Ponce and seconded by Hurst to approve the Open Session Meeting Minutes of January 26, 2021. Motion passed.

5. GOVERNMENT AGENCY REPORTS

- Steve Samaras Division Manager CSA 64

Mr. Samaras gave a review of his Operations Report. This included 163 service orders, 13% of the old meters are ready to be scrapped, wells are operating without issues, and a survey should be ready by April to be sent out regarding the archway at Spring Valley Parkway and Bear Valley Road.

- Samuel Shoup Field Representative to First District Supervisor Col. Paul Cook (Ret.)

Mr. Shoup introduced himself and stated if anyone has any questions or concerns feel free to call the supervisor's office.

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

7. TREASURER'S REPORT

Motion by Hurst and seconded by Romero to Receive and File the Treasurer's Report dated January 31, 2021. 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, January 26th of the scheduled Board Meeting. Please include your name and address on the email. A director or manager may briefly respond to comments.

8. Presentation of Audit Fiscal Year 2019-2020 by Adam Haney

Mr. Haney gave a brief report on the audit that was completed by Levy, Erlanger & Company LLP. Their findings showed no signs of fraud or irregularities. The association is approximately 51% funded in reserves. There were no questions from the Board or management.

9. Audit Fiscal Year 2019-2020 Contingency Budget – Discussion/Action

This item was tabled.

10. SVL Association – SVL Country Club – Updates

Logan reported communications continue with the country club. At this time the association is waiting for the contract (purchase agreement) from the country club. Once that is received it will be sent to our legal counsel for review. Watch for information that will be put out by emails, e-blasts, and social media. Town Hall meetings will be scheduled once everything has been received and approved by legal counsel.

Hurst stated that information will be shared as soon as possible. Things need to be done in the proper order. Once this happens a vote of the members will take place.

11. Board Action Item BAI 21/02/01 – Jet Ski (1)

12. Board Action Item BAI 21/02/02 – Jet Ski (2)

Motion by Ponce and seconded by Boyd to approve BAI 21/02/01 and BAI 21/02/02 up to \$12,000.00 per each jet ski. Motion passed.

13. Board Action Item BAI 21/02/03 – Community Building Refrigerator & Freezer

Motion by Boyd and seconded by Romero to approve BAI 21/02/03 as presented. Motion passed.

14. Board Action Item BAI 21/02/04 – Meadowlark Park Little League Field

Motion by Boyd and seconded by Hurst to approve BAI 21/02/04. Motion passed.

15. Meadowlark Park Update– Discussion and Action

Nothing new to report. A Task Force is being formed with applications submitted for approval. Once this is complete there will be more to report in the future.

16. Investment Recommendations

Logan spoke about the accounts and all are FDIC compliant.

a. March CD Recommendation for the Operating Account 45

Motion by Romero and seconded by Ponce to approve the recommendations presented by our Financial Advisor. Motion passed.

17. Resolution to Record Assessment Lien on 13 Accounts

Account Number	Assessor's Parcel Number
467392	3088-361-24-0000
479181	3088-081-29-0000
468482	3088-251-01-0000 *escrow
466515	3088-391-55-0000

478135	0480-252-12-0000
468020	3088-331-14-0000
469606	3088-131-05-0000
467861	3088-181-11-0000
470000	3088-221-18-0000
467810	0444-381-05-0000
467570	3088-221-16-0000
467750	3088-121-29-0000
469501	0482-145-07-00000

Motion by Ponce and seconded by Scott to approve the resolution to record assessment liens on 13 properties. Motion passed.

18. Resolution #10 Establishing Record Date of March 22, 2021

Motion by Ponce and seconded by Boyd to approve resolution #10. Motion passed.

19. Resolution #11 Voting Association Property 2021

Motion by Romero and seconded by Scott to approve resolution #11. Motion passed.

20. Parkway Flags - Updates

A letter has been sent to the county regarding the flags on the parkway as per their request.

21. Committee Assignment Applications

- a. Architecture Committee - 1 Applications
- b. Communications Committee – 3 Application

Motion by Ponce and seconded by Boyd to approve the 4 committee applications submitted. Motion passed.

22. Meadowlark Park Task Force Applications – Action

- a. 3 Applications

Motion by Scott and seconded by Boyd to approve the 3 task force applications submitted. Motion passed.

23. Planning Committee - Updates

Community Plan Committee has held meetings preparing info to go out to the community and the planning of town hall meetings to share the info regarding the country club. Town hall meetings may be by ZOOM or hopefully in person with reservations required. Watch for dates and information.

24. Finance Committee Guidelines – Updates

Motion by Ponce and seconded by Scott to form an Executive committee to review the guidelines with the committee. The committee consists of Romero, Boyd, and Hurst. Motion passed.

25. Finance Committee Action Item Request CAIR 20-10-01

- a. Availability of Financial Information
- b. Capital Improvement Request

Item #25 is closed out and see item #24; committee formed to review guidelines with the committee.

26. BOARD CORRESPONDENCE

- a. None

27. COMMITTEE REPORTS

- Architectural Committee – No report given.
- Citation Committee – No report given.
- Community Plan Committee – No report given.
- EQ Estates Committee – Bickhart reported that he will now be the Board Liaison to the committee.
- Finance Committee – Mary Stapp commented the committee is reviewing the following items: budget, the guidelines, audit, and policies.
- Lake Committee – Chris Hall spoke about the aeration project; it is installed and being evaluated to see which one to move forward with. The issues with the wetland islands are normal and some plants will need to be replaced in the spring. Stocking of fish will follow the plan with no changes to the types of fish.

28. MANAGEMENT TEAM REPORTS

Director of Operations, Nick Gonzalez
Director Public Safety, Lisa Falcetti
Director of Admin & HR, Jeaneen Beam

29. GENERAL MANAGER'S REPORT

Alfred Logan reported that the country club information will be shared soon; just waiting for some items to be completed. Elections are in April, be sure to return your ballot filled out correctly. Thanks to the committees for the work they do.

30. BOARD OF DIRECTOR'S COMMENTS

Bill Scott – It is very exciting to be on the board at this time. Working on the country club transaction benefits everyone.

Cheri Boyd – Thank you to Bickhart and Admin staff. Be sure to come out to the Town Hall

Meetings so that you are informed about the country club.

31. ADJOURN

The meeting was adjourned at 7:42 pm.