



OPEN SESSION RECAP

BOARD OF DIRECTORS MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, February 27 ~ 6:00 pm

The Board of Directors of the Spring Valley Lake Association meeting was held on Tuesday, February 27, 2024, at 6:00 pm.

BOARD MEMBERS	X	Brian Hurst, President
	X	Bill Scott, Vice President
	X	Brad Letner, Secretary
	X	Cheri Boyd, Treasurer
	X	CJ Eversole, Director
	X	Paul Stanton, Director
	X	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	

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Executive Session Summary –Brad Letner, Secretary; **Approved**
5. SECRETARY’S REPORT – Approval of Meeting Minutes – Motion
 - A. Minutes Open Session Meeting of January 23, 2024; **Approved**

6. GOVERNMENT AGENCY REPORTS

- Representative SVL MAC-Municipal Advisory Council San Bernardino County; Dennis Verhagen provided a report from the MAC meeting:
 - In the process of asking the County to redo the traffic study at Vista Point.
 - Discussed the Water treatment plant at the Mojave Narrows.
 - Discussed having signage at Fortuna and Tahoe
 - The County is in the process of determining fair market value for land on each side of SVL entrance archway.
- Representative San Bernardino County Fire- Presentation
- Representative San Bernardino County Sheriff; Deputy Sanchez provided statistics from January 29th through February 26th. The Dispatch Center received 276 calls:
 - 176 of them were law enforcement related
 - 30 reports were pulled
 - 8 proactive investigations

7. COMMITTEE REPORTS

- Architectural Committee; JoAnne Romero provided a report. The committee is working on the rewording of some front yard landscaping issues that property owners are having and will submit it to the Board.
- Citation Committee; No representative present
- EQ Estates Committee; No representative present
- Finance/Budget Committee; No representative present
- Lake Committee; Director Scott provided a report for Ruth Brock. The draft discharge permit from Lahontan Regional Water Board was released in January and is open for comments until February 20th. Comments from the Lake committee were submitted on February 15th.
- Gating the Community Task Force; Logan submitted intent of gates at SVL entry points to the County to receive feedback on the requirements

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; **Approved**

9. TREASURER'S REPORT

- A. Receive and File the Treasurer's Report dated January 31, 2024; **Received and filed**

DISCUSSION AND ACTION ITEMS

10. Board of Directors Code of Conduct

When joining the Board, new Directors must agree to the Board of Directors Code of Conduct. Due to his recent appointment, Director Eversole agreed to the Code of Conduct.

11. BOD Liaisons to Committees- Action

Each Board member is assigned to a committee. Due to the recent change in Board seats, there is one committee in need of a Board Liaison. The community will be notified of the BOD committee liaisons.

12. Architecture Executive Committee- Action

The Architecture Executive Committee will consist of President Hurst, Director Letner, and Director Stolfus.

13. Governing Documents Voting-Updates

Received a bid for the cost of the voting from The Inspectors of Election (TIE). The Board will be creating the language for SVLA's legal team to review. The wording will then be released to the community for voting.

14. Umbrella Insurance Policy Contract – Action; Approved

A. Allocation of funds

B. Worker's Comp. Allocation of funds; SVLA has approx. \$160,000 of excess funds to use towards insurance increase.

15. Audit- Receive & Accept- Action; Received and Accepted

16. Liquidity Policy

A. Excess Funds -Action; Approved

Approx. \$160,000 excess funds will be used towards insurance increase.

Dennis Verhagen expressed had questions about the process of SVLA's budgeting (ex: allocation of excess funds)

B. Reserve Study-Action; Approved

Reserve account balance at 10/31/2023: \$1,745,000

\$526,000 will be transferred to reserves for future major repairs and replacements

17. Water Loan Balloon Payment- Discussion/ Action; Approved

\$343,895 will be designated as an additional principal payment for the Water Loan balance.

Tim Craig shared his experiences with the ISU ARMAC Insurance company and had questions about the process of SVLA's budgeting.

18. Sweep Account- Disclosure

Sweep Account now has \$50,000 threshold which was lowered from previous thresholds (\$200,000 then \$100,000 then to \$50,000)

Tim Craig expressed his concern of SVLA's sweep account/investment by brokerages. He had questions for the Board that he stated were not answered regarding whether SVLA's investment firm or accounting firm received any type of commission. General Logan requested an investigation and found that there were not any commissions or monetary gain for the investment.

19. Investments-Staff Recommendations & Updates; Approved

\$1,425,000 will be placed into a 13-week CD with an interest rate of 4.8%.

20. Resolution to Record Updated Assessment Lien – Alterra – Action; Approved

Acct 485192

APN 0480-185-12-0000

21. Resolution #10 Establishment of Record Date; **Approved**
Date of record will be March 18, 2024, meaning if a property owner closes escrow by March 18th or before, they will receive their ballot in the mail. Property owners who close escrow after the date of record may contact TIE to obtain a ballot.
22. Resolution #11 Voting of Association Properties; **Approved**
Association properties will be utilized in order to meet quorum (not for voting in favor of any candidate).
23. Committee Assignment Application – Action
 - A. Community Event Team & Community Plan – 1 application; **Approved**
24. Meadowlark Park Sign Relocation- Disclosure
The new sign placement and electrical features of the Meadowlark Park sign were displayed.
25. Water Treatment Facility- Discussion
Director Boyd provided an update. Victor Valley Wastewater Reclamation Authority (VWVRA) is in the preliminary stages of finding a location for a water treatment facility and is considering the Mojave Narrows Regional Park. Being that the facility would be in close proximity to the community, the Board is trying to acquire additional information before the community can determine its stance. Other locations for the facility are also up for consideration.
26. 2024 Association Events Calendar
The event calendar for 2024 was displayed. For all upcoming events check www.svla.com for updates.
27. Meadowlark Park Architect – Updates
The architect is almost complete with their work and has a few final detail questions from the Board of Directors. Once those are answered, SVLA will go out to bid for the work.
28. Grant of Easement
The resident looking to build a home on three lots wants a fence round a greenbelt area. Legally, the Board of Director has the right to entertain the idea. The property owner proposed a 99-year lease and to pay all of the legal fees (~\$10,000). The greenbelt area is not a usable space and is only a liability to SVLA for maintenance.
29. Shade Structures-Discussion/Action
Director Stanton explained that lakefront lots have different rear setbacks (32 FT setbacks, approx. 16 FT of which is underwater). Lots of homeowners are requesting variances for shade structures. The Board is considering a series of regulations that will allow for shade structures, which are not currently allowed. The topic will be released for 28-day comment period.
30. SVL Yacht Club Event Request- Action
 - A. Land Poker Run 3/16/24; **Approved**
 - B. Chili/Soup Cook Off 3/23/24; **Approved**

31. SVLA Communications App – Update

SVLA is looking to launch the mobile app around March 15. Staff will be participating in trainings provided by the app developer, Alosant, in the upcoming weeks.

32. Verizon Cell Tower Lease Agreement Pending legal review- Action; Tabled

General Manager Logan stated that the legal review just came in.

Mario Figueroa shared his experiences with working near a cell tower (ex: health effects) and expressed his concerns. General Manager Logan stated Verizon will complete testing before SVLA makes a decision.

33. Memorial Honor of Property Owners – Action; Guidelines approved

Director Stolfus reported that the subcommittee has drafted parameters for recognizing SVL residents who have passed on:

- SVL property owner or SVL renter in good standing
- Serve community for 3 years minimum (clubs, committees, etc.)

The recognition will be a perpetual plaque in Community Center from SVLA which will have honorees name and a message from the person they were nominated by.

Additional recognition (ex: bench at fishing areas) will be decided on an individual basis.

34. Flag Policies – Discussion/Action

- A. Residential & Commercial lots – Pending legal review; Tabled
- B. Parkway; Policy will be put out to the community for a 28-day comment period
The Board is considering to only allow the American Flag will fly on Spring Valley Parkway for all Federal Holidays.
- C. Association Properties; Policy will be put out to the community for a 28-day comment period – Marina area, Community Center, and EQ Barn area
The Board is considering to only allow the American, State and Yacht Club flags fly at Association properties.

35. PROPERTYOWNERS OPEN FORUM

-Property owner had questions about the new flag policy comment period.

-Property owner had concerns about the process for changing the governing docs.

-Property owner had questions about how SVLA determines if an item needs to be replaced (ex: reserve study).

-Another property owner had questions about how SVLA determines if an item needs to be replaced (ex: reserve study).

-Property owner spoke about a Code Enforcement dispute they are having with their neighbor regarding their property line.

36. GENERAL MANAGER'S REPORTS

General Manager Logan thanks the Board for attending zoom trainings regarding the financials & software we have. SVLA is partnering with Victor Valley College (VVC) to implement a work program with our Public Safety and Maintenance Departments for college students. He thanked Community Engagement Specialist, Tieranie Hawkins, for everything she's done for SVLA as she will be pursuing opportunities related to her education.

37. MANAGEMENT TEAM REPORTS

- Director of Operation, Nick Gonzalez
 - In-situ water monitoring equipment is scheduled to be installed within two weeks.
 - Provided statistics on lake conditions.
 - The Lake Patrol Office needs County approval for building and safety permit.
 - Lahontan Water Board will be doing free bacterial testing on the lake.
- Director Public Safety, Lisa Falcetti
 - There was a homicide-suicide incident of SVL property owners on February 24th. PSD helped the Sheriff department with information and traffic control. This event was an isolated situation and is an ongoing investigation. Visit Crimemapping.com, download the Everbridge Nixle app, and visit San Bernardino County Sheriff Department social media pages for information on what goes on in Spring Valley Lake.
- Director of Admin & HR, Jeaneen Beam
 - The Board of Directors Election will take place at 10:00 AM on Saturday, April 27, 2024, at the Community Center.
 - Ballots will be mailed out on March 18, 2024.
 - Meet the Candidates will take place at the Community Center on Saturday, March 9, 2024, at 10:00 AM.
- Director of Code Enforcement & Architectural, Clint Summers
 - Please make an appointment to submit your Architectural application. You can make an appointment by visiting our website (www.svla.com)
 - If you need more time for an Architectural project, please let the department know.
 - With Spring around the corner, please pay attention to any weeds that might come up.
- Community Engagement Specialist, Tieranie Hawkins
 - Welcome Night (informational meeting for new Spring Valley Lake residents)
 - Wednesday, February 28, 2024 / 6:00 PM to 8:00 PM / Meadowlark Hall.
 - Wine, beer, & hors d'oeuvre provided
 - Raffles at the end!
 - St. Patrick's Day themed movie night
 - Friday, March 15, 2024 / Doors will open at 6:00 PM and the movie will start at 6:30 PM / Meadowlark Hall.
 - Featuring the movie "Just My Luck"
 - There will be free popcorn. Admission is free!
 - Easter Egg Hunt
 - Saturday, March 30, 2024 / 9:00 AM / West Beach (13230 Country Club Dr).
 - Please do NOT be late... the eggs do go quick! Remember to bring your member IDs, guest passes, and Easter Egg baskets.
 - You can RSVP on our website at www.svla.com.

- Spring themed movie night
 - Friday, April 19, 2024 / Doors will open at 6:00 PM and the movie will start at 6:30 PM / Meadowlark Hall
 - Featuring Disney's "A Bug's Life"
 - There will be free popcorn. Admission is free!

38. BOARD OF DIRECTOR'S COMMENTS

39. ADJOURNMENT