



OPEN SESSION RECAP

BOARD OF DIRECTORS

MEETING

Meadowlark Hall Community Center

12975 Rolling Ridge Drive

Tuesday, September 26, 2023 ~ 6:00 pm

The Board of Directors of the Spring Valley Lake Association meeting was scheduled for Tuesday, September 26, 2023, at 6:00 pm. Below is a summary of what was discussed during the meeting.

BOARD MEMBERS	X	Brian Bickhart, President
	X	Brian Hurst, Vice President
	A	Brad Letner, Secretary
	X	Cheri Boyd, Treasurer
	X	Bill Scott, 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; Tabled due to Director absence

Director Hurst announced that the Bear Valley Country Club is in the process of being sold. Being that SVLA has first right of refusal, the Board will be looking at their options to do what is in the best interest of the SVL community. Updates will be provided as more information becomes available.

5. PROPERTYOWNERS OPEN FORUM

- Property Owner has questions regarding Architectural and Code Enforcement Policies and provided suggestions regarding the Bear Valley Country Club going up for sale.
- Property Owner expressed concerns regarding lake coving report and financial impact on the SVL community.
- Property Owner expressed their stance on boats used for water skiing creating waves and damaging the coving.

-Property Owner wanted to reshare an experience they had with the locked restroom at Fishing Area #8.

-Property Owner shared their concern about the dues being raised and the locked restroom at Fishing Area #8.

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

A. Minutes Open Session Meeting of August 22, 2023; **Approved**

7. GOVERNMENT AGENCY REPORTS

- Steve Samaras Division Manager Dept Public Works CSA 64
 - Report provided by Steve Samaras. [Click here](#) to be directed to the CSA 64 website (monthly operations reports are located at the bottom of the page).
 - Two reservoirs on Santa Fe Ave will be rehabilitated and recoated, one at a time; there will be no service interruptions. Steve will provide an update on the project at the next Board meeting.
 - A voucher for free entry to the Home Improvement show was included in the most recent billing. CSA 64 will have a water conservation booth at the event.
- Representative to SVL MAC-Municipal Advisory Council San Bernardino County
 - The MAC group did not meet last month.

8. COMMITTEE REPORTS

- Architectural Committee
 - JoAnne Romero provided tips and examples on how to make sure residents' Architectural applications get approved by the Architectural committee.
- Citation Committee
 - Report provided by Clint Summers, Architectural & Code Enforcement Manager
- EQ Estates Committee
 - Veronica Tait notified the Board that the EQ committee appreciates the work being done to change the fencing and the setbacks on the EQ side. They also appreciate that horse trailer parking is being addressed because they view it as a safety concern.
 - There are space concerns regarding the EQ Center: tack room, storage, etc. The committee will submit their recommendations to the Board of Directors.
 - The committee would like the Board of Directors to move forward with the extermination of rodents at the EQ Center. The General Manager mentioned the suggested methods and that they were suggested and denied by the committee.
- Finance/Budget Committee
 - No representative present
- Lake Committee
 - Ruth Brock plan shoreline repair work for the next lake lowering. Researching Geoweb Cellular Confinement system product for use in lieu of rebar and forming to better mitigate erosion and save on labor costs.
 - The committee is still waiting for the Lahontan Regional Water Board to release the draft discharge permit for the Mojave Fish Hatchery (now expected towards the end of next year or the beginning of next year). The committee will have 30 days to

make comments, before the permit goes before the Lahontan Board for vote to adopt. Once the topic goes onto the Lahontan Board's agenda the committee will participate and comment in those meetings to ensure their concerns are addressed.

- The committee has suggested and implemented a 7500-pound weight limit for all registered vessels to prevent further damage to the lake coving.
- 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; **Approved**

10. TREASURER'S REPORT

- A. Receive and File the Treasurer's Report dated August 31, 2023; **Received and filed**

DISCUSSION AND ACTION ITEMS

- 11. Board Action Item BAI 23-09-01 PSD Furniture – Action; **Approved**

- 12. Meadowlark Park Architect– Fee Proposal – Updates

The architect will get the plans back to the Board within 90 days. After receiving the plans, SVLA will get bids for the work.

- 13. Landscape Easement Request

- A. Scope of Work

A resident who owns parcels of land on Palos Grande has asked if they could place a fence on SVLA's green belt. SVLA's legal team is reviewing the request.

- B. Site Map

A map was displayed during the meeting.

- 14. BOD Resolution to Lien – Action

- A. 19 Accounts; **Approved**

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

- A. \$20,000.00 Total; **Approved**

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

- A. \$200,000.00 at 3%; **Approved**

- 17. Disclosure Packet Update

Disclosure packets have been mailed out and is also available at www.svla.com (“Association” tab → “Financials” → “Disclosure Packets”). The document is password protected; residents may call the Association Office at (760)245-9756 to receive it.

18. Procedures for Requesting Association Documents

A. Such as Lake Coving Consultant Report, and other association records.

To access HOA documents, homeowners can complete and submit a Homeowner's request form to the Association Office via email (info@svla.com) or drop off. The form is located in the Association Office or at www.svla.com.

To access confidential information, such as financials, board meeting videos and recaps, visit www.svla.com (under the "Association" tab). These documents are password protected; residents may call the Association Office at (760)245-9756 to receive them.

19. Code Enforcement Town Hall Meeting – Recap

General Manager (GM) Logan stated that the goal of the meeting was to give residents the opportunity to discuss their concerns and opinions. The GM also stated that the Code Enforcement Department is looking at ways to improve their communications and thanked the residents for coming.

20. By-Law Updates – Update; Tabled

21. Boat Dock Updates

The gates are completed with passcode protection. Our goal is to get the permit for the Lake Patrol Office from the county within 7-10 days. Due to size, gas, electrical, and the area being made up of four different parcels of land, SVLA needs to submit additional info to the county. SVLA is not cutting any corners and is trying to complete the project the right way.

22. Association Office Remodel – Update

Remodel plans were displayed. The flood was caused by a burst restroom valve. Walls have been opened and cut back to air things out due to the flood. SVLA is getting bids for the demo (first phase of the remodel), along with other contract services.

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.

Staff will be working on the verbiage for the proposed rule, and then it will go out for a 30-day comment period.

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

Staff will be working on the verbiage for the proposed rule, and then it will go out for a 30-day comment period.

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

The proposed rule only allowing horse trailers on the dirt at the EQ Estates will be open for a 30-day comment period.

25. Memorial Honor of Property Owners – Updates; Tabled

The subcommittee has narrowed down the type of memorial; they are planning to have benches instead of trees. They also are narrowing down the process for obtaining one. Their plan will be brought to next month's meeting.

26. Flag Protocol – Veterans Club – Discussion; **Tabled**
No representative present.
27. Flag Policies – Discussion/Action
- A. Parkway; **Tabled**
 - B. Association Properties – Maria area, Community Center, and EQ Barn area; **Tabled**
 - C. Property owners lots; **The proposed new rule, permitting property owners to fly only the American flag (right-side up with stars in upper-lefthand corner), California flag, or flags for professional/collegiate sports teams will go out for a 30-day comment period.**
28. New Construction Site Fencing/Screen Cloth – Action
Director Scott will meet with local housing contractors to discuss safety and financial considerations for the homeowner and contractor. Director Scott will bring the discussion to next month’s Board meeting.
29. MANAGEMENT TEAM REPORTS (refer to website for full individual reports; www.svla.com)
- Director of Operation, Nick Gonzalez
 - Director Public Safety, Lisa Falcetti
 - **The Public Safety Department, and all of California in general, has seen more cases of catalytic converters thefts. If possible, park in the garage or in a well-lit area, calibrate your car alarm so that it detects vibration motion, install flood lights and cameras in front of your home, have your catalytic converter etched with your Vehicle Identification Number (VIN) or license plate number, and/or purchase a catalytic converter lock.**
 - **If you have a theft, please call the Sheriff Department. If you notice anything suspicious, contact the Public Safety Department.**
 - Director of Admin & HR, Jeaneen Beam
 - **Make sure anyone in your household age nine years or older has their member ID. Tenants will need to reapply for membership; the new year will begin November 1, 2023.**
 - **SVL has been experiencing a lot of loose dogs lately. Please pick up a free pet tag at the Association Office or Public Safety Dispatch Office.**
 - Code Enforcement & Architectural Manager, Clint Summers
 - **Make an appointment on www.svla.com to discuss your Architectural application before submitting it. Be proactive with ongoing issues (weeds, bare dirt, etc.) as the department is conducting annual inspections.**
 - Community Engagement Specialist, Tieranie Hawkins
 - **Provided information on upcoming events: Movie Night featuring *Coco*, Hoedown, Paint Class, Halloween Kids Party. All events can be viewed at www.svla.com or the SVLA Instagram and Facebook pages.**
30. GENERAL MANAGER’S REPORT
General Manager Logan discussed plans for revamping the communications committee and invited members of the community to get involved.
31. BOARD OF DIRECTOR’S COMMENTS
32. ADJOURNMENT