

**SPRING VALLEY LAKE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
Tuesday, August 24, 2010
6:00 PM**

Homeowner Input Session

Owners are encouraged to address any issues about the Association's operation to the Board at this time. The Board may not be able to respond at this time, but will prepare to have the answers for you following the meeting. Once the floor is closed to owner input, the Board will not acknowledge resident comments during the meeting unless they specifically request information from the resident(s) in attendance. We appreciate your understanding of this operational tool for orderly and efficient Board meetings. Thank you for coming and listening to your Board at work.

Pledge of Allegiance

MINUTES

1. Call to Order –Secretary – Jeri Lawrence

6:10 PM

2. Roll Call for Attendance

<input type="checkbox"/> Kirt Mahlum	<input type="checkbox"/> Cindi Burklow
<input type="checkbox"/> Ernie Martell	<input checked="" type="checkbox"/> Jeff Morgan
<input checked="" type="checkbox"/> Ken Bodle	<input checked="" type="checkbox"/> Derek Couse
<input checked="" type="checkbox"/> Jeri Lawrence	

3. Secretary's Report – Jeri Lawrence

A. Approval of Minutes from the prior Meeting

1. Morgan motioned to approve the minutes of the July 27, 2010 meeting, seconded by Couse. Motion passed.

4. Treasurer's Report – Ken Bodle

A. Financial Report – July 2010

1. Bodle gave the financial report

5. Action Items

A. Code Enforcement Violation Review

1. An attached list of uncontested violations presented for Board approval to issue citation notices.

1. Approval of Citation Appeals

- a. b. Motion made by Bodle to approve the violations for citation with the exception of Tract 8102/Lot 223 reduced to a \$50.00 Admin fee and Tract 8097/Lot 2B pulled. Seconded by Morgan. Motion passed.

B. Architectural Manual Revision

1. Members had an opportunity to make comments

2. Final Adoption

- a. Motioned by Bodle to Adopt the Architectural Manual Effective Date September 1, 2010, Seconded by Morgan. Motion passed.

D. Approval of Committee Assignment Applications

- 1. There were no applications submitted.

E. Resolution for Small Claims Corporate Representative for Small Claims

- 1. Adding Megan Blehr, David Osborn, Kathryn Peel, and Patricia Austin
- 2. Deleting George Rodrigo
- 3. Jon Sabo will continue as a representative
- a. Motioned by Couse to accept the Resolution for Small Claims Corporate Representation as listed. Seconded by Morgan. Motion passed.

F. Collection Items

1. Small Claims Actions – Assessments

- a. Motioned by Couse to direct the GM to file Small Claims suits against past due members as listed Exhibit A-08/10, seconded by Bodle. Motion passed.

2. Liens – Assessments

- a. Motioned by Bodle to direct Legal Counsel to file Liens against properties of past due members as listed in Exhibit B-08/10, seconded by Couse. Motion passed.

G. BAI 10-08-1 Carpet Replacement Association Office & Community Building

1. Motioned by Bodle to approve the replacement of carpet as per a Reserve Maintenance Item Budget 2009-2010, seconded by Morgan. Motion passed.

H. Recognition of Volunteer - Mr. Chuck Jackson

1. Direction was given to the Executive Assistant to create a certificate to Honor Mr. Chuck Jackson for extraordinary volunteer service to the Association, this will be presented to his family.

6. Old Business

- A. None

7. Committee Reports – Chairs to be recognized for reports

- a. Architectural--*Ilene Bandringa gave a big thanks to all of the committee and everyone for the help on the Architectural Manual*
- b. Communications
- c. Budget
- d. Community Plan
- e. EQ --*John Kurtz reported that there have been great improvements on the EQ side including maintenance and security*
- f. Family Social Com—*Bo Goulet reported on the last several activites and it's great to see people coming out and taking part.*
Carol Grace reported on the Family Ho Down with a BBQ that will take place in the EQ; Fall Fiesta 10/23; Halloween Party 10/31; and the new Coffee and Conversation Social time that will start on 9/13 and take place twice a month.
- g. Lake Com—*Joe Suderno spoke about the aerators and that the water quality is better than it has been in many years*
- h. Public Safety—*Larry Hoover spoke about the Disaster Preparedness sub-committee and the progress they are making*

8. Board Correspondences

- A. None

9. Board of Directors Comments

- A. Each Director was called on for comments
1. *Morgan—Lifeguards, beach patrol and Public Safety have done an exceptional job this summer*

2. *Bodle—Thanked everyone for coming to the meeting*
3. *Couse—no comment*
4. *Lawrence—Great things are happening, it's nice to hear the good comments and nice job to the staff*

10. Management Team Reports

Reports were given by each of the management team.

- A. Megan Blehr – Community Services Director
- B. Dave Osborn– Public Safety Director
- C. Jeaneen Beam – Executive Assistant Administrative Director
- D. Richard Arglen - Operations Manager

11. Jon Sabo - General Manager's report

Jon Sabo gave a report on the Association

12. Next Regular Board Meeting –September 28, 2010– 6 PM

Semi-Annual Homeowner Meeting to present the recommended budget for the Fiscal year 2010-2011--August 28, 2010—10:00 am

Special Board meeting to deliberate and take action on the adoption and approval of the Budget for the 2010-2011 fiscal year—September 2, 2010--6:30pm

13. Adjourn

Bodle motioned to adjourn, Morgan seconded. Meeting was adjourned at 7:10 pm.

Open Town Hall Meeting with Jon Sabo, General Manager, immediately following the meeting. This is an opportunity to state any concerns or ask questions that you may have for the General Manager.