

OPEN SESSION MEETING MINUTES

BOARD OF DIRECTORS MEETING

JANUARY 24, 2012 6:00 PM

12975 ROLLING RIDGE DRIVE

SPRING VALLEY LAKE, CA 92395



BOARD MEMBERS	<input checked="" type="checkbox"/> Ernie Martell, President <input checked="" type="checkbox"/> Jeff Morgan, Vice President <input checked="" type="checkbox"/> Ilene Bandringa, Treasurer <input checked="" type="checkbox"/> Derek Couse, Secretary <input type="checkbox"/> Ken Bodle, Director <input checked="" type="checkbox"/> Jonathan Tasker, Director <input checked="" type="checkbox"/> Scott Eckert, Director
STAFF	Leo Riley, General Manager Megan Blehr, Community Services Director Jeaneen Beam, Admin/HR Director Dennis Teece, Operations Director Dave Osborn, Public Safety Director Paul Beam, Community Services Manager
OTHERS	Kevin Emery, CCTV Camera System Project Sharon Brimer, Recording Secretary

Agenda re-ordered as follows. There were no objections.

1. CALL TO ORDER

Martell called the Open Session Meeting of the Board of Directors to order on January 24, 2012, at 6:02 p.m.

Pledge of Allegiance

Couse led the Pledge of Allegiance

Roll Call

2. HOMEOWNERS OPEN FORUM

During Homeowners open forum, each owner may address the board for up to three minutes. A director or manager may briefly respond to statements made or questions posed. 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, he/she 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. All persons must follow the Meeting Rules.

Larry Hoover commented on his understanding of committees and the Board. He reviewed responsibilities of each committee. He also had questions about the median and why the work was stopped.

Dennis Verhagen asked questions about the reserve study and the placements of the cameras.

George Rodrigo stated he believes the Board does a good job and also gave the Board some papers of some concerns he has.

B. Acceptance of Resignation Letter from Kirt Mahlum - Motion

MOTION 2012-01 Motion by Morgan, seconded by Couse, to accept the resignation of Kirt Mahlum from the Board of Directors. Motion passed 5-0 with Director Bodle absent.

C. Election of Board Officers

MOTION 2012-02 Motion by Tasker, seconded by Bandringa, to appoint Ernie Martell to the position of President. Motion passed 5-0 with Bodle absent.

MOTION 2012-03 Motion by Couse, seconded by Tasker, to appoint Jeff Morgan to the position of Vice President. Motion passed 5-0 with Bodle absent.

D. Appointing a New Board Member to the Open Position

MOTION 2012-04 Motion by Morgan, seconded by Bandringa, to appoint Scott Eckert to the Board of Directors. Motion passed 5-0 with Bodle absent.

Scott Eckert moved to the directors' table.

3. SECRETARY'S REPORT

A. Approval of meeting Minutes Open Session December 20, 2011

MOTION 2012-05 Motion by Tasker, seconded by Morgan, to approve the December 20, 2011 meeting minutes. Motion passed 5-0 with Bodle absent and Director Eckert abstaining.

4. CONSENT CALENDAR

A. Citations-Contested and Uncontested Violations presented to the Board for Approval to issue Citation-Fine notices.

MOTION 2012-06 Motion by Morgan, seconded by Tasker, to approve the Consent Calendar (Item A - Citations-Contested and Uncontested Violations presented to the Board for Approval to issue Citation-

Fine notices.) Motion passed 5-0 with Bodle absent and Eckert abstaining.

5. TREASURER'S REPORT

A. Received and File the Treasurer's Report dated 12-31-2011

MOTION 2012-07 Motion by Couse, seconded by Morgan to approve the Financial Report for the period ending December 31, 2011. Motion passed 5-0 with Bodle absent and Eckert abstaining.

6. DISCUSSION AND ACTION ITEMS

A. Appointing Corporate Representation for Small Claims Court Resolution #16 Adding Leo Riley

MOTION 2012-08 Motion by Tasker, seconded by Bandringa, to approve Resolution #16 Appointing Corporate Representaion for Small Claims Court adding Leo Riley. Motion passed 5-0 Bodle absent and Eckert abstaining.

B. CAIR (Committee Action Item Request) Architectural Committee Legal direction for time line of damaged homes

Item tabled to the February 2012 meeting.

C. Forming a Finance Committee

General Manager Riley recommended the formation of a Finance Committee to serve on a regular basis. The Board discussed the issue.

Jim Carr Budget Committee Chairperson was acknowledged and spoke in favor of forming a Finance Committee.

MOTION 2012-09 Motion by Bandringa, seconded by Morgan, to authorize General Manager Riley to move forward with the formation of a Finance Committee. Motion passed 6-0 with Bodle absent.

D. Committee Assignment Application Douglas Fuller – Citation Committee

Martell explained the Board considered the Committee Assignment Application submitted by Douglas Fuller. He noted the Board determined it would be a conflict of interest for Mr. Fuller to serve on the Architectural Committee and the Citation Review Committee at the same time and he would have to pick which committee he would prefer serve.

E. Workshop/Town Hall Meeting

General Manager Riley reported on the City of Victorville Planning Commission meeting that was conducted on January 11, 2012 and the SVLA "Town Hall" Meeting conducted on January 22, 2012. The subject of the Tamarisk Market Place was addressed at both meetings.

Mr. Carr offered comments on the property in question explaining there would be water flow/flooding issues that can develop if the property was to be developed.

F. BAI 12-01-01 Board of Directors Election – The Inspectors of Election

MOTION 2012-10 Motion by Couse, seconded by Morgan, to accept the proposal from The Inspectors of Election, LLC (TIE) and appoint TIE as Chief Inspector of Elections. Motion passed 6-0 with Bodle absent.

G. BAI 12-01-02 Reserve Study Request - Proposal

MOTION 2012-11 Motion by Tasker, seconded by Morgan, to accept the proposal from Facilities Advisors, Inc. to provide reserve study services commencing November 1, 2012 in the amount of \$5,750. Motion passed 5-0 with Bodle absent and Eckert abstaining.

H. Resolution for New Trustee of the Employee 401(k) Plan

MOTION 2012-12 Motion by Morgan, seconded by Tasker, to approve the Organization Resolution Removing Trustee as submitted and appointing Leo Riley and Jeaneen Beam as Trustees for the Employee 401(k) plan effective January 24, 2012. Motion passed 6-1 with Bodle absent.

I. Tamarisk Market Place

Subject discussed under item E, Workshop/Town Hall Meeting

7. PENDING BUSINESS

A. None

8. COMMITTEE REPORTS

a. Architectural

Penny Mickelson provided a report regarding the activity of the Architectural Committee and that there is an opening in the committee.

b. Citation No verbal report for this meeting.

c. Communication

Dennis Verhagen thanked the Board for implementing the Town Hall meetings.

- d. Budget No verbal report for this meeting.
- e. Community Plan No verbal report for this meeting.
- f. EQ Estates
Mary Teran gave a report in the absence of John Kurtz. She reported that everything is going very well at the barns.
- g. Family Social No verbal report for this meeting.
- h. Lake No verbal report for this meeting.
- i. Public Safety No verbal report for this meeting.

9. BOARD CORRESPONDENCE

None

10. BOARD OF DIRECTOR'S COMMENTS

The Directors welcomed Scott Eckert to the Board of Directors.

Bandringa presented a letter of appreciation on behalf of the Board of Directors to Megan Blehr for her efforts during the period she was the interim general manager.

11. MANAGEMENT TEAM REPORTS

- a. Public Safety Director, Dave Osborn
- b. Community Services Director, Megan Blehr
- c. Operations Manager, Dennis Teece
- d. Executive Assistant Administrative Director, Jeaneen Beam
- e. Update of CCTV System-Kevin Emery

Emery reviewed the goals, objectives and status of the CCTV System project.

12. GENERAL MANAGER'S REPORT

Leo Riley provided a report.

13. Next Regular Board Meeting – February 28, 2012

14. ADJOURN

There being no further business before the Board a motion was made and seconded to adjourn the meeting at 7:22 p.m.

An Open Town Hall Meeting immediately following the meeting. This is an opportunity to state any concerns or ask questions that you may have.

15. EXECUTIVE SESSION DISCLOSURE

An Executive Session is conducted to consider litigation, matters relating to the formation of contracts with third parties, member discipline, and personnel matters.

In accordance with the state statute, notice is hereby given that the Executive Session Meeting of the Board of Directors was conducted on January 24, 2012. The Board addressed the following:

- Approved the December, 20, 2011, December 3, 2011 and January 19, 2012 Executive Session meeting minutes.
- Conducted two hearings for member discipline.
- Addressed a written appeal of a member violation.
- Acted on an assessment collection issue.
- Established an Employee Recognition Program.
- Reviewed PSD staffing requirements.

At the Executive Session Meeting of the Board of Directors conducted on February 8, 2012 the Board addressed:

- The Standard Operating Procedures for the Public Safety Department, the SOP is under review and rewrite

Respectfully submitted by:


Recording Secretary-Jeaneen Beam

As an officer of the corporation, I do hereby certify that the foregoing Minutes are a true and correct copy of the meeting minutes approved by the Spring Valley Lake Association Board of Directors for the Board meeting conducted on January 24, 2012.

Approved by:


Derek Couse-Secretary Board of Director's