



OPEN SESSION MINUTES
BOARD OF DIRECTORS MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, November 16, 2021 ~ 6:00 pm

BOARD MEMBERS	<input checked="" type="checkbox"/> Brian Bickhart, President <input checked="" type="checkbox"/> Brian Hurst, Vice President <input checked="" type="checkbox"/> Lewis Ponce, Secretary <input checked="" type="checkbox"/> Cheri Boyd, Treasurer <input checked="" type="checkbox"/> JoAnne Romero, Director <input checked="" type="checkbox"/> Bill Scott, Director <input checked="" type="checkbox"/> Brad Letner, Director
STAFF	Alfred Logan, General Manager Jeaneen Beam, Director Administration & HR Nick Gonzalez, Director of Operations Lisa Falcetti, Director Public Safety Valysia Shogunle Code Enforcement & Architectural Manager Tieranie Hawkins Community Engagement Specialist
OTHERS	

1. Call to Order – Bickhart called the meeting to order at 6:06 PM.
2. Pledge of Allegiance was led by Hurst
3. Roll call was taken and recorded.
4. Executive Session Summary –Lewis Ponce, Secretary

The October 25, 2021, Executive Session Minutes were approved. The following items of business were covered: Member Discipline to include Code Enforcement and PSD citations, review of the applications for Gating the Community Task Force. Legal updates included a resident communication, boat weight limits, and current issues with several properties. Contracts discussed for the country club consulting and the survey and ballot measure for the country club. Staff updates were given.

5. PROPERTYOWNERS OPEN FORUM

Please state your name and address. Each owner may address the board for up to 3 minutes. A director or manager may briefly respond to comments. 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, they 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.

Bill Walters asked about the proposed amount money going into the country club reserves.

Charles Dunkinson gave comments regarding the country club.

Kathleen Hardy spoke about the purchase of the country club, and it should include the extra amenities completed within the association.

6. SECRETARY'S REPORT – Approval of Meeting Minutes

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

7. GOVERNMENT AGENCY REPORTS

- Field Representative to 1st District Supervisor Col. Paul Cook (Ret.) – No representative present.
- Steve Samaras Division Manager Dept Public Works CSA 64
Mr. Samaras gave an overview of his Operations Report. He also gave a presentation explaining The New Water & Sanitation (WAS) on-line billing portal.
- San Bernardino County Fire Department-No representative present.
- Deputy from San Bernardino County Sheriff Department – No representative present.
- Dennis Verhagen Representative for MAC
Mr. Verhagen reported on the possibility of speed hump in the community and the parking issues within the community. Some of the parking issues include boats and RV's parked on the street.

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 by Ponce and seconded by Scott to approve the citations presented by Code Enforcement and PSD to be issued. Motion passed.

9. TREASURER'S REPORT

A. Receive and File the Treasurer's Report dated October 31, 2021

Motion by Boyd and seconded by Romero to Receive and File the Treasurer's Report dated October 31, 2021. Motion passed.

DISCUSSION AND ACTION ITEMS

If you would like to speak on an agenda item, please fill out a card and hand it to the recording secretary. You will have an opportunity to make comments or ask questions regarding discussion and action items that are on the agenda prior to the board president calling for a vote. The president of the board will call on you. There is a limit of 2 minutes per speaker. Please state your name and address.

10. SVL Country Club – Updates & Action

Brian Hurst gave an update on the country club purchase and a brief history of the process so far. The first survey was presented in the summer of 2021 along with informational meetings. The second survey was then completed by 1000+ respondents. The results were reviewed, and the plan was then presented. The most desirable items were looked at and the plan was pared down and the loan amount was revised to \$8.9 million. Six out of the eight items are on the plan. Hope to complete the vote by the end of January. Watch for the ballots to be mailed out in approximately 45-60 days. The proposed plan will be approximately \$20 a month.

11. Resolution to Record Subsequent Assessment Lien Acct #466917 APN 0480-251-18-0000

Motion by Letner and seconded by Romero to approve the Resolution to Record Subsequent Assessment Lien Acct #466917. Motion passed.

12. Resolution to Authorize Consortium to Lien 12 Accounts

Account #	APN#
469361	3088-171-62-0000
468752	3088-081-18-0000
484211	0482-182-01-0000
483026	3088-251-04-0000
470008	0480-172-03-0000
468225	3088-092-11-0000
467895	0482-154-02-0000
466366	3088-241-49-0000
467230	0480-213-15-0000
483345	3088-181-48-0000
467635	0482-144-10-0000
471153	0480-272-40-0000

Motion by Letner and seconded by Romero to approve the Resolution to Authorize Consortium to Lien 12 Accounts listed. Motion passed.

13. Internal SVLA Club Application – Study Bible Club/Class (Tabled at the October meeting)

Motion by Hurst and seconded by Scott to approve the club application. Motion passed. Letner-no.

14. Gating the Community Task Force – Updates & Action

A. Applications

Motion by Romero and seconded by Hurst to approve the 2 applications with resumes. Motion passed.

B. Scope of Work

Logan and staff will write a scope of work for the task force and submit to the board for approval.

15. Board Action Item BAI 21-11-01 EQ Hot Walker Replacement Reserve Item

Motion by Letner and seconded by Boyd to approve BAI 21-11-01. Motion passed.

16. Board Action Item BAI 21-11-02 Picnic Tables Partial Replacement Reserve Item

Motion by Romero and seconded by Boyd to approve BAI 21-11-02. Motion passed.

17. Board Action Item BAI 21-11-03 EQ Sand & Grading Reserve Item

Motion by Letner and seconded by Ponce to approve BAI 21-11-03. Motion passed.

18. Boat Weight Limits – Discussion & Action

The Lake Committee's request regarding weight limits on boats was approved at the October meeting. The rule was also put out to the members for a 30-day comment period. The following action was taken based on the comments received.

Motion by Letner and seconded by Scott to grandfather in any vessel registered in 2021 that has a weight of more than 7500 pounds, allowing to be registered until ownership changes. Official manufacturers specifications will be used to determine the weight of vessels. Motion passed.

19. BOARD CORRESPONDENCE

A. None

20. COMMITTEE REPORTS

- Architectural Committee – Valysia Shogunle reported the committee reviewed 40 applications, 37 were approved, more info was requested for the other 3 applications. Due to the holidays, there will be one meeting in November and one in December. Two meetings a month will resume in January.
- Citation Committee – No representative present.
- Communications Committee – No representative present.
- Community Plan Committee – No representative present.
- EQ Estates Committee – No representative present.
- Lake Committee – No representative present.

21. MANAGEMENT TEAM REPORTS

Director of Operations, Nick Gonzalez
Director Public Safety, Lisa Falcetti
Director of Admin & HR, Jeaneen Beam
Code Enforcement & Architectural Manager, Valysia Shogunle
Community Engagement Specialist, Tieranie Hawkins

22. GENERAL MANAGER'S REPORT

Alfred Logan reported that there is a lot of things happening. The annual audit is under way. As soon as the audit is complete and approved it will be available for review.

23. BOARD OF DIRECTOR'S COMMENTS

Brad Letner said he voted no on the Bible Study because he feels religion should be kept separate from the association business.

Bill Scott wished everyone a Happy Thanksgiving and thanked those that attended the meeting. Thank you to staff.

Cheri Boyd thanked those that took the survey. The board wants to do what is best for the community. Happy Thanksgiving.

Lewis Ponce said it was great to be together. Great meeting. Have a good holiday!

JoAnne Romero thanked the members who spoke at the meeting. Happy Thanksgiving. See you at the Tree Lighting.

Brian Hurst said he has the deepest appreciation for those that came to the meeting. Thank you to the Board for all the hours they have put in and thanks to your family for the time away from them. He thanked each Board member individually for all they do.

Brian Bickhart wished everyone a Happy Thanksgiving and Merry Christmas. Also, watch for the Yacht Club picks for the best decorated house in SVL. They will receive a \$300 prize.

24. ADJOURN

The meeting adjourned at 7:36 PM.

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 November 15, 2021. The Board addressed the following:

Summary of the Executive Session November 15, 2021

The board approved the minutes of the Executive Session of October 25, 2021.

There were no appeals.

Code Enforcement and Public Safety citations were reviewed.

Applications for the Gating the Community Task Force were reviewed.

Legal Updates:

Resident Communication

Boat weight limits

Current updates with problem properties

Contracts:

Country club purchase consulting

Country club survey and ballot measure

Personnel Updates

Respectfully Submitted by:

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.

Approved by:

Lewis Ponce