



**OPEN SESSION MINUTES**  
**BOARD OF DIRECTORS MEETING**  
**Meadowlark Hall Community Center**  
**12975 Rolling Ridge Drive**  
**Tuesday, September 28, 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
OTHERS	

1. CALL TO ORDER – Bickhart called the meeting to order at 6:07 PM.
2. Pledge of Allegiance was led by Bill Scott.
3. Roll call was taken and recorded.
4. Executive Session Summary –Lewis Ponce, Secretary

August 23, 2021 – Approval of meeting minutes, member discipline, review of citations, committee applications, SVLCC consultants, Lions Club, legal updates, little league, and personnel.

August 25, 2021 – Contracts and consultants were discussed for the SVLCC. Contract approved for the Renderings for the community center.

August 26, 2021 – Consultants for the SVLCC.

September 7 & September 8, 2021 – Interviewing management companies for the country club. And an IDR (Internal Dispute Resolution) with a property owner.

September 21, 2021 – Contract with McMahon Group review.

September 23, 2021 – Interviews with management company for the country club.

5. HOMEOWNERS 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. All persons must follow the Meeting Rules. A director or manager may briefly respond to comments.

No Comments.

6. SECRETARY'S REPORT – Approval of Meeting Minutes

A. Minutes Open Session Meeting Minutes of August 24, 2021

Motion by Ponce and seconded by Romero to approve the Open Session Meeting Minutes of August 24, 2021. Motion passed.

7. GOVERNMENT AGENCY REPORTS

- Samuel Shoup Field Representative to 1<sup>st</sup> District Supervisor Col. Paul Cook (Ret.)  
No representative present.

- Steve Samaras Division Manager Dept Public Works CSA 64  
Mr. Samaras reported on rent relief assistance for water bills. A flyer was placed in the last billing cycle. 56 service orders have been completed and meter replacement has been completed. Watch for the details of the new meter features. There has been no sanitary overflows and 10,500 feet of lines have been cleaned.

- San Bernardino County Fire Department  
• Captain John Miller attended the meeting.

- Deputy Winegar from San Bernardino County Sheriff Department  
No representative present.

- Dennis Verhagen Representative for MAC  
No representative present.

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

9. TREASURER'S REPORT

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

Motion by Boyd and seconded by Hurst to Receive and File the Treasurer's Report dated August 31, 2021.

Motion passed.

## DISCUSSION AND ACTION ITEMS

### 10. SVL Country Club – Updates

Hurst gave an update on Invest SVL. The hope is to preserve and enhance the lifestyle of owners in Spring Valley Lake. Club Corp is selling the country club and approached the association to purchase. They felt it would be best if it was part of the association. After some research and much discussion, the Board felt it was also a good move. Fast forward to now and the association is in escrow with Club Corp. The next phase will be surveying the owners and going to a vote of the owners. A vote of 2/3 of the property owners is required to get a loan to purchase the country club. It has been a 2-year process to get to where we are. There are 3 parcels that the country club and golf course sit on and the association has no control over what happens to this property. Three meetings have been scheduled to share all the information regarding the country club purchase and Invest SVL. The meetings will be October 4<sup>th</sup> at 6:30 pm, October 5<sup>th</sup> at 2:00 pm, and October 6<sup>th</sup> at 6:30 pm.

Seven residents spoke in support of the skatepark. They feel it is very important to keep it in the plans for the park and include it with the Invest SVL plan.

### 11. Write-Off List 2020-2021 of 6 Uncollectable Accounts - Action

Motion by Ponce and second by Scott to approve the Write-off in the Amount of \$19,921.23 due to uncollectable accounts. Motion passed.

### 12. Resolution to Record Subsequent Assessment Lien Alterra – 1 Account

Motion by Romero and seconded by Boyd to approve the Resolution to Lien Account # 468739. Motion passed.

### 13. Resolution to Authorize Consortium to Record Liens on 7 Accounts

Motion by Scott and seconded by Boyd to approve the resolution to record liens on the following accounts: 468230, 467639, 476998, 482577, 477140, 468016, 466492. Motion passed.

### 14. Residency Rules

Prepare a residency rule to be submitted to the board.

### 15. Gating the Community Task Force Updates

All applicants will be asked to submit a resume along with the application.

### 16. BOARD CORRESPONDENCE

A. None

### 17. COMMITTEE REPORTS

- Architectural Committee – No report
- Citation Committee – No report
- Communications Committee – No report
- Community Plan Committee – No report
- EQ Estates Committee – No report
- Lake Committee – The committee will be making recommendations to the board regarding the length and weight of boats. A request for a spectrometer will be submitted. The aeration supplies have been delivered except for the hoses.

## 18. MANAGEMENT TEAM REPORTS

Director of Operations, Nick Gonzalez  
 Director Public Safety, Lisa Falcetti  
 Director of Admin & HR, Jeaneen Beam  
 Community Service Report, submitted by Naomi Patterson

## 19. GENERAL MANAGER'S REPORT

Alfred Logan

## 20. BOARD OF DIRECTOR'S COMMENTS

Brad Letner – Thanked staff for their work, thanked those in the audience for attending, and fellow board members.

Bill Scott – Thanked staff, the owners at the meeting, and the board. There's a lot of work to do.

Cheri Boyd – Hopes to see all the chairs filled at the Invest SVL info meetings. Thank you and shout out to Richard Pelton on the BMX show and all the prizes.

Lewis Ponce – Exciting times for Spring Valley Lake. Get the word out about Invest SVL.

JoAnne Romero – Extended her condolences regarding the passing of Eddie Vindas to his family and his work family. The country club timeline began back in January 2019 when the association was approached to purchase the country club. The task force was formed in March of 2019. More than 70 meetings including board meetings were held working on research. It has been a lot of work to get to this point. Its now time to get to the end.

Brian Hurst – I love SVL and the board does too. It's the people that make it all worthwhile to serve the community. The owners are what motivates him to do the best for the community. Decisions are monumental. See you at the meetings.

Brian Hurst – Thank you all for coming.

## 21. ADJOURN

The meeting adjourned at 7:30 PM.