



**OPEN SESSION MINUTES
 BOARD OF DIRECTORS MEETING
 NOVEMBER 27, 2012 6:30 PM
 12975 ROLLING RIDGE DRIVE
 SPRING VALLEY LAKE, CA 92395**

BOARD MEMBERS	<input checked="" type="checkbox"/> Jeff Morgan, President <input checked="" type="checkbox"/> Scott Eckert, Vice President <input checked="" type="checkbox"/> Ilene Bandringa, Treasurer <input checked="" type="checkbox"/> Jonathan Tasker, Director <input checked="" type="checkbox"/> Marvin Jobes, Director <input checked="" type="checkbox"/> Mike Visser, Director
STAFF	Leo Riley, General Manager Jeaneen Beam, Director Administration & HR Dennis Teece, Director of Operations Glenn Grabiec, Director Public Safety Paul Beam, Community Services Manager Dee Dee Walker, Controller
OTHERS	

CALL TO ORDER

Morgan called the meeting to order at 6:00 PM

Pledge of Allegiance was led by Mike Visser

Roll Call was taken and recorded

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.

Robert Read – spoke about having a part-time person to help with recreational activities and using any extra money for a water park for the kids

I. SECRETARY’S REPORT

A. Approval of meeting Minutes – Motion

1. Regular Open Session Meeting October 23, 2012

MOTION 2012 Motion by Jobs to approve the minutes of the October 23, 2012 Open Session Meeting, seconded by Bandringa. Motion passed 6-0.

2. Special Open Session Meeting November 7, 2012

MOTION 2012 Motion by Jobs to approve the minutes of the November 7, 2012 Open Session Meeting, seconded by Eckert. Motion passed 6-0.

II. CONSENT CALENDAR

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

MOTION 2012 Motion by Tasker to approve the citations as presented to issue Citation- Fine Notices, seconded by Bandringa. Motion passed 6-0.

1. Personal Appearance requested in Open Session by Property Owner

a. 6:50 Acct # 435551 Bales

THE HOMEOWNER WAS NOT PRESENT

B. Approval of Committee Member for the year of May 2012-May 2013

1. Stanley Etzen - Disaster Prep Committee

2. Elaine Trahan – Citation Committee
Communication Committee
Financial Committee

TABLED TO THE DECEMBER MEETING

III. TREASURER’S REPORT

A. Received and File the Treasurer’s Report dated October 31, 2012

MOTION 2012 Motion by Bandringa to receive and file the Treasurer’s Report dated October 31, 2012, seconded by Eckert. Motion passed 6-0.

IV. DISCUSSION AND ACTION ITEMS

A. Nomination and Election of Board Secretary

MOTION 2012 Motion to nominate Marvin Jobs as Secretary, seconded by Visser.
Motion passed 6-0.

B. Appointment of Board Liaison to the Citation Committee

TABLED FOR FURTHER DISCUSSION

C. Confirm BAI 12-11-01 Replacement of Public Safety and Community Service Vehicles

Motion 2012 Motion by Eckert to reconfirm the approval of the BAI 12-11-01
Replacement of the Public Safety and Community Services vehicles,
seconded by Jobs. Motion passed 6-0.

D. Architectural Counter Approval Status

MOTION 2012 Motion by Tasker to continue the Architectural Counter Approvals,
seconded by Visser. Motion passed 5-1, Bandringa –opposed.

E. Tamarisk Market Place-Report of Updates

Eckert reported that there has not been anything new to report since the October meeting

F. December Open Board Meeting

MOTION 2012 Motion by Eckert to schedule the Open Session and Executive Session
Board meetings in December on December 18, 2012, seconded by
Jobs. Motion passed 6-0.

G. 2012 Fiscal Year End Budget Review

The fiscal year end budget is under review but at this time the year has come in under budget

H. Electronic Sign Update

Dennis Verhagen reported that the Communications Committee will be submitting a BAIR asking that the association send out the variance letter to the homeowners that may be affected by the electronic sign.

I. Resolution #16 Appointing Corporate Representatives for Small Claims Court

MOTION 2012 Motion by Bandringa to approve Resolution #16 Appointing Corporate
Representatives for Small Claims Court, seconded by Eckert. Motion
passed 7-0.

J. BAI 12-11-02 Horse Boarding Fee Increase

TABLED TO THE DECEMBER MEETING AND THIS IS TO BE TAKEN TO THE EQ ESTATES COMMITTEE FOR DISCUSSION

K. Committee Action Request - Community Planning Committee

MOTION 2012 Motion by Jobes to Approve the Mission and Vision Statement for the Community Planning Committee, seconded by Eckert. Motion passed 6-0.

L. Committee Action Request – Lake Committee

MOTION 2012 Motion by Eckert to approve the request from the Lake Committee to list the Lake Shoreline Apron / Coving as a separate item on the Reserve Study, seconded by Visser. Motion passed 6-0.

V. COMMITTEE REPORTS

- A. Architectural-Penny Mickelson gave a monthly status report on projects
- B. Citation-No verbal report for the meeting
- C. Communication-Dennis Verhagen reported that Shoot'n the Breeze was mailed
- D. Financial-Jim Carr reported the committee will be meeting soon
- E. Community Plan-Jeri Lawrence thanked the Board for approving the request
- F. Disaster Preparedness-Ernie Martell reported that 19 people have received the license from the ham radio class, the association now has a trailer with a generator and water tank and Cert Class is scheduled in December
- G. EQ Estates-No verbal report for the meeting
- H. Family Social-Jeri Lawrence reported the Halloween party was great, the Gala is December 8, and Breakfast with Santa is December 15.
- I. Lake-Larry Hoover thanked the Board for approving the BAIR
- J. Public Safety- No verbal report for the meeting –

VI. BOARD CORRESPONDENCE

- A. None

VII. BOARD OF DIRECTOR'S COMMENTS

Each Board member was called on for comments

Jonathan Tasker – Thanked everyone for coming and remarked on the new gate at the launch ramp

Ilene Bandringa – Thanked everyone for coming and thanked all the volunteers and committee members

Marvin Jobes – Thanked committee members and operations for all the work at the EQ

Mike Visser – Thanked operations for cleaning the stalls

Scott Eckert – Thanked all for coming, great to have 19 ham radio operators pass the class, Lake Committee will be touring the reclamation plant, and the wine tasting event was great

Jeff Morgan – Great Job to the Family Social Committee on all the events, Marina looks great, aesthetics are improving

VIII. MANAGEMENT TEAM REPORTS

Leo Riley, General Manager introduced Glenn Grabiec

A. Director Public Safety, Glenn Grabiec

B. Director of Operations, Dennis Teece

C. Community Services Manager, Paul Beam

D. Director Administration & HR, Jeaneen Beam

IX. GENERAL MANAGER'S REPORT - Leo Riley

X. Adjourn

Motion by Bandringa to adjourn, seconded by Visser. The meeting was adjourned at 7:40 PM.

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 November 27, 2012 and . The Board addressed the following:

- Approved the Executive Session meeting minutes from October 22, 2012 and November 12, 2012.
- Public Safety update from Contract Consultant
- Member Discipline appeals and citations
- Architectural Manual rewrite by Contractor
- Architectural Counter Approvals
- Legal issues
- Audit Contract
- Vehicle Replacement

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:

Marvin Jobs, Secretary SVLA Board of Directors