



OPEN SESSION AGENDA
BOARD OF DIRECTORS MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, March 26, 2024 ~ 6:00 pm

Notice of meeting: The Board of Directors of the Spring Valley Lake Association meeting is scheduled for Tuesday, March 26, 2024, at 6:00 pm.

Discloser: The recording of any SVLA meeting without the prior written consent of the SVLA Board and verbal consent of all those in attendance at the meeting is prohibited except by the recording secretary. The Board meeting is recorded for the purpose of the minutes only. The recording is not available for review. Please silence electronic devices.

Always have your Membership Card with you when you are on Association Property.

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| BOARD MEMBERS | <input checked="" type="checkbox"/> Brian Hurst, President <input checked="" type="checkbox"/> Bill Scott, Vice President <input type="checkbox"/> _____, Secretary <input checked="" type="checkbox"/> Cheri Boyd, Treasurer <input checked="" type="checkbox"/> CJ Eversole, Director <input type="checkbox"/> Brad Letner, Director <input checked="" type="checkbox"/> Paul Stanton, Director <input type="checkbox"/> David Stolfus, Director Alfred Logan, General Manager Jeaneen Beam, Director Administration & HR Nick Gonzalez, Director of Operations Lisa Falcetti, Director Public Safety Clint Summers, Director Code Enforcement & Architectural Kayla Thomas, Community Engagement Specialist |
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1. Call to Order – Meeting Began at 6:04pm
2. Pledge of Allegiance
3. Roll Call
4. Executive Session Summary – Approved
5. SECRETARY’S REPORT – Approval of Meeting Minutes – Motion

A. Minutes Open Session Meeting of February 27, 2024 - Approved

6. GOVERNMENT AGENCY REPORTS

- Representative SVL MAC-Municipal Advisory Council San Bernardino County – Report given by Director Boyd:
 - CHP in attendance, introduced M.A.C. group to new Captain
 - Members of community attended and raised concern about trailers, street parking, and large vehicle enforcement – noted by CHP
 - County in contact with owners of SVL entrance archway; working on getting it painted.
 - Discussed Crosswalk in progress at Country Club and SVP
 - Discussed ongoing traffic study on Vista Point Dr.
 - Discussed having signage at Fortuna and Tahoe
 - Informed that proposed water treatment facility at Mojave Narrows would not be moving forward.
- Representative San Bernardino County Fire – No Representative Present
- Representative San Bernardino County Sheriff – Deputy Sanchez provided statistics from February 26th through March 25th, the Dispatch Center received 263 calls:
 - 191 of them were law enforcement related
 - 9 proactive investigations
 - 21 reports were pulled
 - 2 arrests
 - Traffic enforcement at Pah-Ute and Tamarisk

7. COMMITTEE REPORTS

- Architectural Committee – Report given by JoAnne Romero: current community trend is house painting.
- Citation Committee – Report given by Bill Walters: approx. 22 citations given to Board to review in February.
- EQ Estates Committee – No Representative present
- Finance/Budget Committee – No Representative present
- Lake Committee – No Representative present
- Gating the Community Task Force – 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 - Approved

9. TREASURER’S REPORT

A. Receive and File the Treasurer’s Report dated February 29, 2024 – Received and Filed

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. Election of Board of Directors Officer

A. Nomination for Secretary – Director Eversole nominated Director Paul Stanton - Approved

B. Nomination for any other Vacant Officer Position – N/A

11. Governing Documents Voting-Updates – Alfred Logan gave report: item pushed to attorney, will update at a later date.

12. Resolution to Record Subsequent Lien– Alterra – Action
Acct # 470291 – Approved

13. Resolution to Record Updated Lien-Alterra-Action
Acct # 485932 - Approved

14. Resolution to Record Updated Lien-Alterra-Action
Acct #484576 - Approved

15. Resolution to Lien 46 Accounts- Consortium- Action – Approved

16. Budget Discussion- Update from GM – Staff has begun discussion & compiling recommendations; need to consider what to do about contract services, capital improvements, reserve study, lake coving, water loan and final payment, workers comp., general insurance, non-usable grass areas, compensation for staff, and creative ways to bring in revenue.

17. Water Treatment Facility- Update – M.A.C. Report covered topic – facility is no longer going in Mojave Narrows.

18. Meadowlark Park Architect – Updates – Report given by Alfred Logan: Architect asked for details including colors for amenities, basketball courts, and bocce courts. Space for lighting.

19. Shade Structures-Discussion/Action – Tabled
Community Members who made comments: Jonathan Hove, Harrison Hove, and Vicki Fitch

20. EQ Parking Rule – Action – Approved staff recommendations – sent out for 28-day comment period. Clint Summers, Code Enforcement & Architecture Director shared that staff has provided recommendation to go along with EQ committee recommendation. Staff recommend limiting the number of vehicles/trailers to two (2) for long-term parking at back of residence on unapproved surfaces.

21. SVLA Communications App – Update – Kayla Thomas, Community Engagement Specialist, provided update: SVLA Living app available for download on all devices. Want community to familiarize themselves and begin using app. Staff goal is to have majority of community using app by the Firework show. Staff is still discussing family profiles and what to do about children with no email access. Still working on small issues that have been pointed out to us.
Alfred Logan continued update: As a community we will need to consider and discuss what to do with SVLA Breeze newspaper. Breeze costs approx. \$40,000/year – with App is it still necessary?

22. Verizon Cell Tower Lease Agreement Pending legal review- Action – Tabled
Community Members who made comments: Vicki Fitch, Ron Johnston, Carlos Pamplona, Joe Pasquale, Erica McGee, Kate Troncale, Alissa Hudson, Marissa Chagolla, and Jehiel Cass
23. Usage of Equestrian Parks- Discussion – Director Scott wants to have discussions about EQ parks and how to get more usage at them. Conversation required at future EQ committee meetings.
24. Flag Policies – Action
Community Members who made comments: Vicki Fitch, Joe Pasquale, Gary Verholtz, Tim Craig, and Carol Felix
- A. Residential & Commercial lots – Board will take no action
 - B. Parkway – Approved
Parkway is SBC land, SVLA has no jurisdiction on that area
 - C. Association Properties - Approved
– Marina area, Community Center, and EQ Barn area
Veterans Monument is to be maintained by SVLA with Veterans Club/Volunteers; military flags can fly at Veterans Monument
Marina Area: nautical flagpole located at marina; SVL Yacht club flag belongs at Marina area, not any other area of SVLA.
25. Public Safety Role/ Expectations at Condos, Townhomes, Commercial Properties & Sub Associations-Discussion
Community Members who made comments: Jeff Sondeen, Salle Bayer Carney, Miriam Morton, and Yolanda McKinney
Comments made by Alfred Logan: PSD is not law enforcement, they are meant to observe and report. Our attorney has written a response to a submitted letter from the condos basically saying that it is your duty to be proactive about safety on your property. A notice will be sent to entire community about the services we provide.
26. Wake Surfing Comments-Review, Discussion, Action – Leave rule as is for 30 days to review comments
Community Member who made comments: Matt Bickhart
27. Board Action Disclosure- ADA elevations (Association Office)
Additional \$4,680 required for ADA walkway from SVP to Association Office. - Approved
28. Board Action Disclosure- NVR Replacement
\$5,333.62 – needed for PSD cameras – Approved
29. 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.

- Property owner Inquired about required number of members for committees to meet. Ballot instructions need to be updated, “members in good standing” should be struck from ballot. If something changes, community members need to be notified accordingly.
- Property owner Inquired about obtaining app terms of service; also inquired about ads within the app. Requested copy of app terms of service.
- Property owner made comments directly for Alfred Logan – Personally handled organizing the Diamondhead condos Board to attend December meeting, unfortunately, most Board members could not attend.
- Property owner wants to know how the board making information more accessible for young moms and families who are unable to attend meetings in person?
- Property owner requests that we change the location of the fishing area designated for smoking. Property owner quit smoking years ago and has family members with asthma, the smell and smoke is unpleasant. Property owner also spoke about lattice on property and current issue with code enforcement.

30. GENERAL MANAGER’S REPORTS

General Manager Alfred Logan wants to have genuine conversations with all community members, he welcomes emails and phone calls. He has been going through trainings that will help the community overall and help mitigate the possibility of liability in the future. Logan wants to remind the community about the upcoming Board of Directors election and encourages everyone to vote. Please return your ballots by mail and the election meeting will be held on Saturday, April 27th at the Community Center at 10am. He will be hosting Coffee with the GM; he welcomes genuine and meaningful conversations at this event.

31. MANAGEMENT TEAM REPORTS

- Director of Operation, Nick Gonzalez
 - Receiving calls about bugs on shoreline; they are zooplankton which is considered fish food. Means the lake is healthy.
 - Lake is approx. 36 inches
 - No water samples yet, will begin that this month
 - Maintenance getting ready for Easter
- Director Public Safety, Lisa Falcetti
 - Accepting applications for lifeguards and seasonal officers
 - Baton training happening on 3/27/24
 - Vessel inspections are happening, please give PSD a call to schedule your appointment
- Director of Admin & HR, Jeaneen Beam
 - Ballots mailed out, call the Inspectors of Election if a new ballot is required.
 - Return ballots no matter what so we can meet quorum
 - Vessel registration can be done via email or phone, you don’t have to go to the office if you

don't want to.

- Director Code Enforcement & Architectural, Clint Summers
 - Architecture – simple plans do not require plans, email them to architecture@svla.com; more complicated plans require an appointment, make one through our website.
 - Code Enforcement - keep an eye out for weeds, we have sent reminders to residents but it is a major violation right now. Please do your best to stay on top of it.
- Community Engagement Specialist, Kayla Thomas
 - Easter Egg Hunt:
 - Saturday, March 30th – hunt begins at 9am; please do not be late!
 - Spring movie night:
 - Featuring A Big's Life
 - Friday, April 19th – movie begins at 6:30pm, doors open at 6pm
 - Star Wars movie night:
 - Featuring Star Wars: A New Hope
 - Friday, May 3rd – movie begins at 6:30pm, doors open at 6pm
 - Coffee with the GM:
 - April 3rd from 9-11am
 - RSVP by email, phone, or through the SVLA Living app
 - Firework show:
 - Saturday, June 22nd
 - This day was picked because July 4th is in the middle of a week. This means the weekend before and after are considered July 4th weekends, to provide a good show at a reasonable cost this date was picked.

32. BOARD OF DIRECTOR'S COMMENTS

Each Board member will be called on for comment -

- Director Eversole thanks Association staff for their hard work, especially Lisa and Public Safety. He is excited about future fish stockings as he has spoken with Nick Gonzalez about new and cool fish. He closes by thanking everyone who came to the meeting and participated.
- Director Stanton – no comments
- Director Boyd – She thanks everyone for attending the meeting and being involved. Director Boyd reminds us that we are blessed to live in a beautiful community that is run by a GM who cares and staff that works hard.
- Director Scott – he thanks everyone for attending and he thanks staff for their work. He also thanks General Manager Alfred Logan and Board President Brian Hurst for stepping up and taking the reigns.
- President Hurst – He shares that it is a honor to serve his community. He recommends that community members attend meetings and stay after to converse with the Board. He emphasizes that the board cares about the community and does their research. He closes by thanking everyone for attending the meeting.

33. ADJOURNMENT – meeting adjourned at 8:51pm