



**OPEN SESSION AGENDA
BOARD OF DIRECTORS MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, January 23, 2024 ~ 6:00 pm**

Notice of meeting: The Board of Directors of the Spring Valley Lake Association meeting is scheduled for Tuesday, January 23, 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 devises.

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

BOARD MEMBERS	<input checked="" type="checkbox"/> Brian Hurst, President <input checked="" type="checkbox"/> Bill Scott, Vice President <input checked="" type="checkbox"/> Brad Letner, Secretary <input checked="" type="checkbox"/> Cheri Boyd, Treasurer <input checked="" type="checkbox"/> CJ Eversole, Director <input checked="" type="checkbox"/> Paul Stanton, Director <input checked="" 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, Code Enforcement & Architectural Manager Tieranie Hawkins Community Engagement Specialist
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1. Call to Order by Hurst at 6:00 PM
2. Pledge of Allegiance was led by Letner.
3. Roll Call was taken and recorded.
4. Executive Session Summary –Brad Letner, Secretary

At the 1/22/2024 Executive Session the Board approved the: Minutes for the 12/4/23 and 1/15/24 Executive Session Meetings.

Member Discipline: Code Enforcement & Public Safety Personal and Written Appeals, Code Enforcement Citations, Public Safety Citations, Committee Member Resignations, Assignments, and Application.

Legal updates: Updates on Properties, Gating the Community, Notices of Default, Trustee sale Authorization, Granting of Easement – Legal opinion.

Contracts: Insurance Policy contracts review, Bear Valley CCC Liquor License, Meadow Lark Park Architect, Association Office Remodel, Verizon Cell Tower Lease Agreement.

Personnel: Staff Updates, General Manager Contract.

5. SECRETARY’S REPORT – Approval of Meeting Minutes

Motion by Letner and seconded by Stolfus to approve the Minutes Open Session Meeting of December 5, 2023. Motion passed.

6. GOVERNMENT AGENCY REPORTS

- Deputy Robert Sanchez San Bernardino County Sheriff – reported on investigations in SVLA including 15 reports taken and 3 arrests. Nothing else significant to report. No trends or reoccurring crimes on the area.
- Representative SVL MAC-Municipal Advisory Council San Bernardino County
Dennis Verhagen gave the report. Steve Samaras is retiring. MAC is working on the archway at the entrance. The land needs to be attained where the base of the arch sits on each side of the parkway. It has been in process. They are also asking for a new traffic study at Vista Point and Ridgecrest. Traffic is very bad in this area and some major accidents. Looking at more stripping of the roads and more signage.

7. COMMITTEE REPORTS

- Architectural Committee-JoAnne Romero gave a reminder to the members when you change your landscape be mindful of the number of plants you put it. At least 30% is required, but be mindful of growth.
- Citation Committee-Bill Walters reported there will be one citation committee per month.
- EQ Estates Committee
- Finance/Budget Committee
- Lake Committee
- Gating the Community Task Force

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 Letner and seconded by Scott to issue citations for the code Enforcement and PSD citations presented. Motion passed.

9. TREASURER'S REPORT

A. Receive and File the Treasurer's Report dated November 30, 2023

Motion by Boyd and seconded by Scott to receive and file the November 2023 financials. Motion passed.

B. Receive and File the Treasurer's Report dated December 31, 2023

Motion by Boyd seconded by Letner to receive and file the December 2023 financials. 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. Appointment of Board of Director to Fill Vacancy

Letner motioned to nominate CJ Eversole to fill the board vacancy seconded by Scott. Motion passed.

11. Authorize Appointed Board of Director as Signer for SVLA Payroll

Motion by Scott and seconded by Stolfus to appoint Eversole as a signer for the SVLA payroll account. Motion passed.

12. Election of Officers

A. Nomination for President

Motion by Stanton and seconded by Scott to nominate Brian Hurst as President. Motion passed.

B. Nomination for any other Vacant Officer Positions

Motion by Stanton and seconded by Boyd to nominate Bill Scott as Vice President. Motion passed.

13. Authorization of Officers as Signers of All SVLA Financial Institute Documents and any other Documents as required.

Motion by Letner and seconded by Stanton to authorize officers as signers for all SVLA financial documents and any other documents as required. Motion passed.

14. Umbrella Insurance Policy Contract

The cost for the umbrella insurance policy came in significantly higher than expected. Our insurance broker did a presentation on the cost of insurance and the increases across the board. Logan will review the policy and cost of the insurance. He will bring back info and funding in February.

15. Resolution to Lien 26 Properties – Consortium

Motion by Letner and seconded by Boyd to approve the Resolution to Lien 26 Properties from Consortium listed below. Motion Passed.

<u>Acct Number</u>	<u>APN Number</u>	<u>Acct Number</u>	<u>APN Number</u>
486194	0480-252-13-0000	469151	0482-242-20-0000
488338	0482-112-18-0000	474702	0482-112-23-0000
471153	0480-272-40-0000	485154	0482-183-20-0000
486573	3088-041-08-0000	468050	0482-062-06-0000
466951	3088-391-10-0000	469303	0482-083-03-0000
466868	0482-112-05-0000	467486	3088-131-22-0000
467487	0482-147-03-0000	485317	0480-161-09-0000
468982	0480-203-29-0000	469324	0482-145-03-0000
470178	0480-271-02-0000	487422	3088-093-18-0000
470368	3088-192-29-0000	486782	3088-231-43-0000
488882	3088-231-05-0000	482605	0480-162-10-0000
467245	0482-054-01-0000	484812	3088-061-12-0000
485151	3088-151-18-0000	469370	3088-321-10-0000

16. Resolution to Record Subsequent Lien 2 Property – Alterra

Motion by Boyd and seconded by Stanton to approve the Resolution to Record Subsequent Lien on the 2 properties listed below. Motion passed.

Acct 466515 APN 3088-391-55-0000
Acct 474528 APN 0480-263-30-0000

17. Resolution to Record Updated Assessment Lien

Motion by Letner and seconded by Stanton to approve the Resolution to Record Updated Assessment Lien the following account: Acct 484486 - APN 0444-411-08-0000. Motion passed.

18. Resolution to Record Assessment Lien

Motion by Boyd and seconded by Stolfus to approve the Resolution to Lien Acct 467600 APN 0444-372-05-0000. Motion passed.

19. SVL COP Unit 423 Fund Raiser Event Request

Motion by Scott and seconded by Stolfus to approve the SVL COP Fund Raiser Dance 4/6/2024. Motion passed.

20. Committee Assignment Application

Motion by Letner and seconded by Stanton to approve the 1 Equestrian Estates Committee application. Motion passed.

21. Meadowlark Park Architect – Updates

The Architect stated he should have the drawings submitted to SVLA towards the end of March.

22. Grant of Easement

Legal counsel has given a review, and the board has the ability to allow the owner to have use of the property adjacent to his property. This property is not usable land due to the slope and proximity. Legal counsel has prepared the paperwork and the cost related to the lease and legal fees. The property owner will pay all the legal fees for the project. The owner will need to submit plans before moving forward.

23. SVLA Communications App – Update

Tieranie Hawkins gave a brief presentation of the APP. Information has been added and reviewed. Working on loading accounts from the accounting firm. Everything that is on the website and more will be on the APP. Hopefully the rollout will be soon. This is to add another form of communication. Member cards, vessel operators permit, guest cards, maps, and many other items will be on the APP.

24. Verizon Cell Tower Lease Agreement

Dennis Verhagen had a concern about giving property to a private company and Article 10 of the CC&Rs.

Legal opinion states we have the right to lease the area to them. The company will contact surrounding properties. This project is under review and the fees and terms are being negotiated. One of the items under consideration is how will the tower benefit SVLA.

25. Swim Area Feedback

This item was tabled. All the comments are still under review.

26. Board Action Item BAI 24/01/01 Updated Maintenance Mower-Replacement

Motion by Stanton and seconded by Scott to approve BAI 24/01/01 as recommended. Motion passed.

27. Board Action Item BAI 24-01-02 Board of Directors Election – Update

The contract was approved at the executive meeting on January 22, 2024, to use TIE-The Inspectors of Election for the BOD election in April.

Motion by Stanton and seconded by Letner to approve the cost of the services from TIE. Motion passed.

28. EQ Estate Parking Trailers on Properties Rule

This item was tabled.

29. Memorial Honor of Property Owners

This item was tabled.

30. Flag Policies – Discussion

Flag policies are under legal review.

- A. Property owners’ lots – (out for 30 day review)
- B. Parkway
- C. Association Properties – Maria area, Community Center, and EQ Barn area

31. New Construction Site Fencing/Screen Cloth

(Tabled in December for Director Scott to Prepare Wording for the Policy)

This item was tabled.

32. 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.

No Comments.

33. GENERAL MANAGER’S REPORTS

Alfred Logan

34. MANAGEMENT TEAM REPORTS

- Director of Operation, Nick Gonzalez
- Director Public Safety, Lisa Falcetti
- Director of Admin & HR, Jeaneen Beam
- Code Enforcement & Architectural Manager, Clint Summers
- Community Engagement Specialist, Tieranie Hawkins

35. BOARD OF DIRECTOR’S COMMENTS

Each Board member was called on for comments.

36. ADJOURNMENT

The meeting adjourned at 7:05 PM.