



OPEN SESSION MINUTES
BOARD OF DIRECTORS MEETING
FEBRUARY 28, 2017 6:00 PM
12975 ROLLING RIDGE DRIVE
SPRING VALLEY LAKE, CA 92395

BOARD MEMBERS

☒ Stephen Garcia, President
☒ Amy Stanton, Vice-President
☒ Christopher Huntingford, Secretary
☒ John D. Smith, Treasurer
☒ Robert McCoy, Director *arrived at 6:09pm*
☒ Jonathan Tasker, Director
☐ Loran Keith, Director *absent*

STAFF

Glenn Grabiec, General Manager
Jeaneen Beam, Director Administration & HR
Dennis Teece, Director of Operations
Paul Beam, Director Community Services not present
Alfred Logan, Director Public Safety

OTHERS

1. CALL TO ORDER- Garcia called the meeting to order at 6:06 PM

Pledge of Allegiance was led by Jeri Lawrence

Roll call was taken and recorded

2. HOMEOWNERS OPEN FORUM-Speakers must be Members or Associate Members.

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. You must state your name and address.

Robert Read presented a drawing from the Veterans Club for the Veteran's wall in the Community Building.

Jim Wilson spoke about the parking lots at the country club and the post office center. He stated there are large holes and cracks in the asphalt.

3. SECRETARY'S REPORT

Approval of Open Session Meeting January 24, 2017 Minutes

Motion by Huntingford and seconded by Tasker to approve the minutes of the Open Session Meeting January 24, 2017. Motion passed 6-0, 1 absent – Keith.

4. GOVERNMENT AGENCY REPORTS and OTHER REPORTS

Representative from the office of Assemblyman Jay Obernolte-no rep present

Don Holland, Policy Advisor to 1st District Supervisor Robert Lovingood-no rep present

Tim Millington, Division Manager Special Districts San Bernardino County-no rep present

Deputy Malcolm Page, San Bernardino County Sheriff

Sheriff's gang force is investigating the graffiti at the post office building/wall.

Battalion Chief Bill Mahan, San Bernardino County Fire Station 22

Fire crews have been attending special training. Training has included ladder trucks and helicopter training with the sheriffs.

5. 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 Smith and seconded by Huntingford to issue Citation-Fine notices. Motion passed 6-0, 1absent- Keith.

6. TREASURER'S REPORT

Receive and File the Treasurer's Report dated January 31, 2017

Motion by Smith and seconded by Huntingford to receive and file the report. Motion passed 6-0,1absent-Keith.

DISCUSSION AND ACTION ITEMS

MEMBERS OR ASSOCIATE MEMBERS 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. IF YOU WISH TO SPEAK DURING THIS TIME, PLEASE FILL OUT A CARD AND HAND IT TO THE RECORDING SECRETARY. THE PRESIDENT OF THE BOARD WILL CALL ON YOU. THERE IS A LIMIT OF 2 MINUTES PER SPEAKER. AGAIN, PLEASE STATE YOUR NAME AND ADDRESS.

7. Architectural Manual – Updates

Stanton reported the architectural manual is almost complete. The next step will be sending the manual to legal counsel for review. Then the manual will be sent out to the property owners for a 30 day review.

8. Park Improvement – Updates

Grabiec reported the plans have been sent to the architect to price out the individual aspects of the park. This will help in planning the phases. A colored rendering has been presented showing all the improvements.

It was reported that legal counsel and the association's insurance carrier does not have any issues with the dog park. They do recommended posting rules around the dog park. The dog park does not present any increased liability or premium increase.

The following items are the changes to the park plan that the board has requested:

- Replace the storage shed in the center to a shade structure.
- Replace current storage to a new storage shed for the little league.
- Add roll-up door on the south end of the CB to use as snack shack.
- Eliminate two of the three volleyball courts; create another basketball court so there are two. It was suggested that the basketball courts should both be located closer to the building than the fence line and homes.
- Enlarge the area of the dog park for large dogs.

McCoy reported that the equipment has been ordered by Heritage Medical Group for the exercising stations.

9. CAIR (Committee Action Item Request) 17-02-01

a. Planning Committee requests updates to the Community Building

Jeri Lawrence spoke about the request. The committee would like to have a library as a gathering place in the CB, and to create more meeting rooms. Suggest moving the storage areas. This will be researched by Grabiec and Teece.

10. Resolution #10 Establishing Record Date for the Board of Directors Election

Motion by Smith and seconded by McCoy to establish the Record Date of March 27, 2017 for the 2017 Board Elections. Motion passed 6-0,1absent-Keith.

11. Resolution #11 Voting Association Properties 2017

Motion by Huntingford and seconded by McCoy to approve Resolution #11. Motion passed 6-0,1absent-Keith.

12. Rental Requirements Rule #3 Public Comments and Action

Motion by Smith and seconded by McCoy to put Rule #3 out for 30 day comment period.

Motion passed 6-0,1absent-Keith.

A board meeting will be on April 3, 2017 at the EQ Clubhouse to review comments and to take action on Rule #3.

13. Tamarisk Market Place - Update

City of Victorville repealed the zone change per a court order that would have allowed Tamarisk Market Place.

14. Vessel Registration

Our broker is drafting a letter that will explain the requirements for insurance for powered and non-powered vessels. The letter will explain that insurance for powered vessels will need to name the association as Additional Insured on the policy. Non-powered vessel requires the homeowners insurance and it names the association as Additional Interest on the policy. Once the letter is complete it will be posted and an email will go out.

15. Resolution to Approve Write-Off of Bad Debt Account #3496202

Motion by McCoy and seconded by Huntingford to approve the write-off of bad debt on account #3496202. Motion passed 6-0,1absent-Keith.

16. Collections Update

Grabiec presented a chart that shows the collections from unpaid fees from 2013-2016. The total during that time is \$1,811,040. The money collected over the past several years have been used for the purchase of more water rights, capital improvements and investments. Below is a copy of the chart presented at the meeting. The information shows the increase in investments and in water rights by the year.

Increase in investments:

Total investments 2013 = \$833,907

Total investments 2014 = \$966,948 +133,041

Total investments 2015 = \$1,889,760 +922,812

Total investments 2016 = \$2,077,306 +187,546

Increase in water rights:

2013 = \$0

2014 = \$3,241,941 Loan = \$3,000,000, Net +241,941

2015 = \$3,241,941

2016 = \$3,567,641 +325,700

Total Net Increases = \$1,811,040

COMMITTEE REPORTS

Architectural – Bob Teran reported that there has been 3 meeting since the last Board meeting. 36 projects have been submitted.

Citation – No representative present

EQ Estates – Jennifer Smith reported the maintenance crew has been doing a great job. Also thanks for all the help during the storms and with any flooding issues. The guidelines and barn rules have been received by those that have horses in the stalls. Next meeting is March 21, 2017.

Lake – No representative present

Community Planning Committee – Jeri Lawrence stated the committee is waiting to hear on the status of the CAIR that was discussed earlier in the meeting. She also spoke about the Breeze and the status and take a look at the costs associated.

Community Task Force – Rory Shannon: no comments

17. BOARD CORRESPONDENCE

No correspondences were received.

The board has requested that items brought to the board during the open forum would be placed on the following meeting's agenda to address the issue.

18. MANAGEMENT TEAM REPORTS

Director of Operations, Dennis Teece

Director of Community Services, report given by Dennis Teece

Director Public Safety, Al Logan Director

Director of Admin & HR, Jeaneen Beam

19. GENERAL MANAGER'S REPORT

Glenn Grabiec reported two new Code Enforcement Officers have been hired. Paola Monteon and Roland Edwards vanmuyen.

20. BOARD OF DIRECTOR'S COMMENTS

Christopher Huntingford – Get out and vote, we must reach quorum. Looking forward to seeing the costs for the park and moving forward.

Rob McCoy- Fishing Area #10 looks great, great job to Dennis and maintenance crew. Thanks to staff for planning the Artic Dive on March 18th and the Campout for families on April 22nd. We owe a huge shout-out to Scott Eckert for all his hard work and spearheading the fight against Tamarisk Market Place.

John Smith – Great news about no Wal-Mart. The commercial properties are on the radar. We are working on rules to maintain the properties. Fishing areas look great. The Veterans Club drawing for the CB wall looks great and looking forward to seeing their plan for fishing area #1. Get out and vote.

Jonathan Tasker – It's been great serving for 5 ½ years on the board. It's been good and productive but it's time for someone else to serve. Thrilled about Wal-Mart not being built, this

is a great thing for Spring Valley Lake.

Amy Stanton – Thanks to the Community Task Force and the Planning Committee for all their hard work. April 3rd meeting will be for the discussion of Rule #3 and the Park Plan. Thrilled there will not be a Wal-Mart. Make sure to send in your ballot as we need to meet quorum.

Steve Garcia – Be sure to get out and vote. Thanks to staff for all their hard work. But most importantly, thank you to the board for all the hard work and accomplishments. Making leaps and bounds making great progress.

21. ADJOURN

Motion by McCoy and seconded by Huntingford to adjourn at 7:45 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 February 27, 2016. The Board addressed the following:

- Approved the Executive Session meeting minutes of January 23, 2017.
- Member discipline, citations, collections, Fines
- Legal Issues- problem properties, Lawsuit Claims, Tamarisk Market Place, Resolution to Record 2 Notice of Defaults, dog park, Rental Rule #3, foreclosure
- Contracts – Arch Manual and Park, the Breeze, lake coving
- Personnel

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:

Christopher Huntingford, Secretary SVLA Board of Directors