



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

BOARD MEMBERS	<input checked="" type="checkbox"/> Brian Hurst, President <input checked="" type="checkbox"/> Bill Scott, Vice President <input checked="" type="checkbox"/> Paul Stanton, Secretary present by telephone <input checked="" type="checkbox"/> Cheri Boyd, Treasurer <input checked="" type="checkbox"/> CJ Eversole, Director <input type="checkbox"/> Brad Letner, 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 by Hurst at 6:04 PM.
2. Pledge of Allegiance was led by Brian Hurst.
3. Roll Call was taken and recorded.
4. Executive Session Summary

At the March 6, 2024, Executive meeting the Country Club maintenance and use covenants were discussed. At the March 25, 2024, Executive meeting the following business was covered: Approval of the March 6th, and February 26th, Executive Board meeting minutes. Code Enforcement citations were reviewed, Architecture applications, discussion on Shade Structures, and the process of new construction and the requirements.

Legal: Approved Resolution to Record Notice of Default Acct 483026 APN #3088-251-04-0000; Approved Resolution to Settlement Proposal Request Acct 34870-01. Governing Document proposal for election modifications, update on properties, and Gating the Community status with the county, water treatment facility and discussion of legal opinion of PSD’s role at the condos. Contracts were reviewed concerning the Bear Valley Country Club, Meadowlark Park Architect, Association Office Remodel, and the Verizon Cell Tower MLP Lease Agreement. Staff updates were given.

5. SECRETARY’S REPORT – Approval of Meeting Minutes

Motion by Boyd and seconded by Scott to approve the Minutes Open Session Meeting of February 27, 2024. Motion approved.

6. GOVERNMENT AGENCY REPORTS

- Representative SVL MAC-Municipal Advisory Council San Bernardino County – Cheri Boyd reported that the MAC Group has been working on street parking issues, signage at Fortuna and Tahoe. The crosswalk at the Parkway and Country Club Drive. Working on meeting with the owners where the archway rests on each side of the parkway. Hoping to at least move forward on painting the archway. Discussion of the traffic study at Vista Point for a possible light to be installed. The proposed water treatment facility at the Narrows will not be moving forward.
- Representative San Bernardino County Fire – No Representative Present.
- Representative San Bernardino County Sheriff – Deputy Sanchez reported on calls in SVLA. Since February 26th there have been 263 calls to dispatch which is lower than last month, 191 law enforcement incidences, 9 active investigations, 21 reports and 2 arrests. Nothing alarming. 9 new sheriffs starting training in May.

7. COMMITTEE REPORTS

- Architectural Committee – JoAnne Romero reported 72 new applications were submitted and 88 applications were closed.
- Citation Committee – Bill Walters gave a report on the difference of courtesy notices, citation notifications, and fine notices. Most of the courtesy notices are being taken care of and the citation is closed out before it becomes a citation.
- 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 by Boyd and seconded by Scott to approve the citations presented to issue fine notices. Motion passed.

9. TREASURER’S REPORT

Motion by Boyd and seconded by Scott to Receive and File the Treasurer’s Report dated February 29, 2024. Motion passed.

10. Election of Board of Directors Officer

Motion by Eversole and seconded by Scott to Nominate Paul Stanton as Secretary. Motion passed.

11. Governing Documents Voting-Updates

The information for the ballot has been pushed to the attorney to be written for final wording. Should have wording for the next Board meeting.

12. Resolution to Record Subsequent Lien– Alterra

Motion by Scott and seconded by Boyd to record Subsequent Lien for Acct # 470291 APN #0482-081-12-0000. Motion passed.

13. Resolution to Record Updated Lien-Alterra

Motion by Scott and seconded by Boyd to record updated assessment lien for Acct # 485932 APN #0482-145-36-0000. Motion passed.

14. Resolution to Record Updated Lien-Alterra

Motion by Scott and seconded by Boyd to record updated assessment lien for Acct #484576 APN #3088-032-17-0000. Motion passed.

15. Resolution to Lien 46 Accounts- Consortium

Account	Assessor's Parcel Number	Account	Assessor's Parcel Number
482843	0444-371-03-0000	468429	3088-391-46-0000
466565	3088-141-07-0000	469019	0482-234-37-0000
481444	3088-061-42-0000	488373	0482-081-14-0000
466718	0482-072-23-0000	483095	0480-272-36-0000
466887	3088-092-04-0000	466893	0444-422-03-0000
484878	0482-183-23-0000	467753	3088-371-32-0000
467060	3088-181-52-0000	468710	3088-121-18-0000
487296	3088-371-75-0000	469333	0482-055-05-0000
467323	0482-271-20-0000	469659	0482-092-02-0000
488240	0482-055-15-0000	470238	3088-381-61-0000
467518	0482-122-26-0000	477009	3088-381-12-0000
467524	0482-071-05-0000	478087	3088-081-30-0000
468246	0482-085-03-0000	482930	0444-381-06-0000
486661	3088-101-47-0000	484957	3088-191-13-0000
485321	3088-381-35-0000	485947	0444-431-04-0000
468974	0480-243-18-0000	486598	0444-404-02-0000
478349	0444-451-25-0000	487549	3088-101-31-0000
487649	3088-331-26-0000	488828	0482-061-08-0000
486088	0480-233-11-0000	488974	0482-213-07-0000
467246	0482-091-13-0000	489115	3088-331-39-0000
474807	3088-381-31-0000	485699	3088-221-22-0000
485704	3088-401-11-0000	474702	0482-112-23-0000
470008	0480-172-03-0000	484957	3088-191-13-0000

Motion by Scott and seconded by Eversole to approve the resolution to lien 46 accounts. Motion passed.

16. Budget Discussion- Update from GM

Starting early to work on the budget for next fiscal year. Some items being looked at are contract services, capital improvements, reserve study and funding, lake coving, and we are on point with the water loan but need to plan for the final payment. Workers Comp, insurance across the board with all the increases and any other increases that may be come up. Non-useable grass areas need to be changed to drought tolerant type landscaping. Looking at doing a salary survey and the last three years of compensation increased due to more positions. Another increase was seen due to the janitorial being moved from contract services to compensation. Seasonal staff has also increased in the recent past.

17. Water Treatment Facility

The proposed water treatment plant at the Mojave Narrows will not be moving forward. They are now looking for new locations.

18. Meadowlark Park Architect – Updates

Finalizing the details for the plans for bids.

19. Shade Structures-Discussion

The proposed rules are being fine-tuned. Once the proposed changes are complete they will go out for 28 day review.

Motion by Stanton and seconded by Scott to table so there is time to prepare the proposed changes for board review. Motion passed.

20. EQ Parking Rule

Motion by Eversole and seconded by Boyd to approve the staff recommended EQ Parking rule. Motion passed. This rule will go out for 28 day comment period.

21. SVLA Communications App – Update

The APP is up and going. Please download the App SVLA Living and become familiar with it. The hope is that everyone has it by the firework show. Still working on linking children to each account

22. Verizon Cell Tower Lease Agreement Pending legal review

Many members came to the podium and shared their concerns regarding the cell tower.

Motion by Scott and seconded by Boyd to table for more research. Motion passed.

23. Usage of Equestrian Parks- Discussion

A question has been asked about the two parks in the EQ Estates of SVLA. Is it possible for little league to use the parks? Can they be used for soccer? There is a back stop at one park. It may be possible to move the backstop from Meadowlark Park to the EQ park possibly. One issue may be parking. This subject will be sent to the EQ committee for discussion and feedback.

24. Flag Policies – Action

Motion by Boyd and seconded by Scott to approve the following rule and policies regarding flags. Motion passed.

- A. Residential lots have no changes to the rule. Residents may display flags of their choice as long as there is no profanity.
(This rule will go out for 28 day comment period.)
- B. Parkway policy will be the American Flag to be displayed on specific days.
- C. Association Properties Policy
Marina area-American flag, California flag, and the Yacht Club Pendant.
Community Center and EQ Barn area will display the American flag and the California flag.

Eversole reported that the Veterans Monument along the parkway at the country club will continue to be maintained and improved. The Board is designating \$750.00 for improvements and items (such as wreaths flags, music) on specific days honoring our veterans.

25. Public Safety Role/ Expectations at Condos, Townhomes, Commercial Properties & Sub Associations

The association has asked the condo/townhouse people to meet on a few occasions. They did not respond to the requests. The last request was responded to with a request to add the discussion to the association's agenda. The associations General Manager, the Director and Lieutenant of Public Safety walked the property at the condos and have safety concerns. There are corridors that have blind spots, blind corners, gates that are not locked, etc. The SVLA has requested rules and regs from the condos. To date no rules have been submitted. We do know what their rules are on guests, they do not have member/guest cards. Requests have come to PSD to remove people from the condos. PSD does not know who should or should not be there. PSD does not enter onto properties to patrol or remove people. PSD observes from the street. SVLA will not enter onto the property of the condos/townhouses. This creates liability for SVLA. Legal counsel has drafted a letter that will be sent to the condos/townhouses regarding PSD not patrolling or entering there property.

26. Wake Surfing Comments

Motion by Scott and seconded by Boyd to extend the temporary rule for wake surfing as is for 28 days. Motion passed.

27. Board Action Disclosure- ADA elevations (Association Office)

Due to the updates at the association office, there are items that must be brought to code for ADA compliance. One item required is a walkway from the Parkway to the office. To complete this the elevation for ADA will be required.

Motion by Scott and seconded by Boyd to approve \$4,680.00 additional money. Motion passed.

28. Board Action Disclosure- NVR Replacement

Motion by Scott and seconded by Eversole to approve up to and not exceed \$5,333.62 for the NVR video recorder for the cameras. Motion passed.

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.

Tim Craig asked about the number of members required for a committee to be active, the wording “In good standing” removed from election material, and a notice of change to the condo/townhomes.

Vicki Fitch asked about ads in the APP.

Salle Bayer-Carney asked about a meeting with the condos/town and SVLA.

Marrisa Chagolla asked about attending board meetings by Zoom. It is difficult with small children to attend board meetings.

Sandy Harman asked if the smoking area at fishing area 4 could be relocated. The smoke goes directly into her yard and into her home if the windows are open. She also asked about using lattice.

30. GENERAL MANAGER’S REPORTS

Alfred Logan – Genuinely care about all of you. Reach out to me so that we can talk. There are liabilities and legalities so let’s talk. Call me. Be sure to sign and return your ballot. We need to meet quorum. If you do not know who to vote for just sign the envelope and return the ballot. This counts for quorum. April 27th at 10:00 AM is the election meeting. Coffee with the GM is coming. The first one is April 3rd at 9:00 AM.

31. MANAGEMENT TEAM REPORTS

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

32. BOARD OF DIRECTOR’S COMMENTS

Each Board Member was called on for comments.

ADJOURNMENT

The meeting adjourned at 8:52 PM.