



OPEN SESSION MINUTES
BOARD OF DIRECTORS MEETING
JUNE 27, 2017 6:00 PM
MEADOWLARK HALL
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
☐ Loran Keith, Director
☒ Steve Orr, Director

STAFF

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

OTHERS

1. CALL TO ORDER

Garcia called the meeting to order at 6:00 PM.

Pledge of Allegiance was led by AJ Smith.

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.

Rob McCoy presented a check in the amount of \$600 to the High Desert Marines and High Desert Veterans on behalf of the Republic Eatery in Spring Valley Lake. The Republic hosted a breakfast fundraiser on Memorial Day.

Garcia reported the Board accepted General Manager Glenn Grabiec's resignation at the Executive Session Meeting on Monday, June 26, 2017 effective immediately. He was thanked for his years of service and wished him well in his retirement.

Assistant General Manager Al Logan has been appointed Interim General Manager. He will handle the day to day operations of the association.

Mary Teran said the firework show was phenomenal. The day was a great family day. She has concerns about the discussion and decisions regarding the horse trailer stickers. Mary suggested allowing boarders to be able to relinquish their spot for a horse trailer to a non-boarder to be able park a horse trailer in the lot at the EQ.

Karina Rodriguez also spoke about the horse trailer stickers and looking at the rules and making possible changes.

3. SECRETARY'S REPORT – Approval of Meeting Minutes

Motion by Huntingford and seconded by McCoy to approve the minutes of the Open Session Meeting May 23, 2017 Minutes. Motion passed 6-0-1 absent-Keith.

4. GOVERNMENT AGENCY REPORTS and OTHER REPORTS

Representative from the office of Assemblyman Jay Obernolte

Chris reported the state budget passed a fairly responsible budget with a 3% increase. The budget is roughly equivalent to the rate of inflation. He spoke about prop 56, the gas tax, SB132, and SB912. He explained where Assemblyman Obernolte stands on some of the items and what they mean. The Assemblyman feels California citizens deserve better than having their taxes not being used as designated. It has been requested that several of the bills are to be reviewed for legal reasons.

Don Holland, Policy Advisor to 1st District Supervisor Robert Lovingood

Supervisor Lovingood successfully made a motion to secure \$1,000,000.00 in funding for crime sweeps and other law enforcement crack downs within the 1st district which is the high desert. In the past years only \$40,000.00 to \$50,000.00 were allocated for these purposes. County budget is in review but a couple of items are under review. State budget may affect some programs.

Deputy Malcolm Page, San Bernardino County Sheriff

No representative was present.

Battalion Chief Bill Mahan, San Bernardino County Fire Station 22

No representative was present.

Steve Samaras, Acting Deputy Director CSA 64

No representative was present.

Tim Millington, District Manager San Bernardino County Special Districts

Update was given on the archway at the parkway entrance. Construction drawings should be complete in July. Drawings will be submitted to the City of Victorville for review. Next step then is to apply for the encroachment permit because the archway is in the city right away. Once these steps are complete the project should go to bid in the fall with construction starting soon after.

A drawing was presented with a brief description. It will have cascading water that recirculates. Maintenance of the monument has not been determined but the county would like to turn the maintenance over to the association. This will be discussed. The water meter is assigned to the association. Ground breaking is something to discuss and traffic when the demo begins.

Garcia requested a meeting with the association, city and the college before demo begins. Keep us updated with all the details. It looks beautiful.

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 Huntingford and seconded by Stanton to approve the citations presented to the Board. Motion passed 6-0-1 absent- Keith.

6. TREASURER'S REPORT

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

Motion by Smith and seconded by Stanton to receive and file the Treasurer's Report. Motion passed 6-0-1 absent-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. Resolution to Lien 34 Properties Delinquent in Assessments

Motion by Smith and seconded by McCoy to approve the Resolution to Lien 34 properties. Motion passed 6-0-1 absent-Keith.

8. Park Improvement – Updates

Huntingford reported that the plan is to make the park work for all. The drawing has been worked with and now the plan would allow for a skate park, 2 dog parks for small and large dogs, 3 ball fields, volleyball courts, basketball courts, and pickle ball. The plan is to move Bocce Ball to the park at the beach. Discussion of the park has been for at least a year and it's time to move forward. There is some money for park improvements. The plans will be put out for community comment and during this time bids and pricing for the phases. Community comments will be accepted through Friday, July 21st. Comments and research will be presented to the Board in July. The project will take a few years to complete. Insurance concerns have been answered by legal counsel and our insurance carrier regarding the dog park.

McCoy thanked everyone for all the hard work on the project. The park will be a great improvement and a highly used asset to the community.

Stanton thanked Teece for making this happen, the plans look great.

Garcia stated outstanding work by Teece and Huntingford, thank you.

9. Community Media/Lounge Room/Break Room - Discussion

Logan and Teece explained the needs and the project.

The Planning Committee felt there is a need for a room in the Community Center that can be used at any time. Most of the rooms are rented out and this would give a room for socializing. Wi-Fi would be available along with water and coffee.

There is also a need for a break/ lunch room for Public Safety along with a small changing room and a place to keep their uniforms.

All the rooms needed are available but are being used for other things. The event storage room would be converted to the media room. The event storage, break/lunch room and the changing room would be moved into the room that connects to Meadow Lark Hall and next to the kitchen. This plan can be done in-house with minimal outsourcing. The project will be put out for community comment. Comments and costs will be submitted to the July meeting.

10. Resolution & Policy Code of Conduct for Board of Directors-Motion

Item tabled to the July Meeting.

11. Committee Assignment Applications

Motion by Huntingford and seconded by Stanton to approve Lisa Verhagen to the Planning Committee. Motion passed 6-0-1 absent-Keith.

12. SVLA Club Application – Patti’s Movement to Music Group
Exercise/dance/line dancing

Motion by Smith and seconded by Huntingford to deny the club application. Motion passed 6-0-1 absent-Keith.

13. SVLA Association Office Hours – Discussion

Smith has concerns that the AO hours and not being opened on Saturdays is not meeting the needs of the community.

McCoy feels that this should be a GM decision. He feels that the Board is failing to recognize staff. Staff is dedicated and without a dedicated staff service fails. Mission first, people always. Have there been any complaints? There is history when this has been done before and we should consider that info. What are the complaints, how many complaints have there been and how many board members have had concerns brought to them. Why does the association believe the current hours are appropriate and what purpose will Saturdays serve, is there enough of a need. All this should be considered.

Huntingford hasn’t heard of any concerns. This could disrupt a harmonious staff and we are already at a precarious place with the leaving of the GM. Let’s not do anything else to disrupt staff and allow Logan time to make a determination if Saturdays are necessary.

Smith asked for community comment period.

Garcia stated the board must not lose sight of the community needs and why they were elected.

Logan will bring back information along with community comments to the July meeting.

14. Architectural Guidelines – Discussion and Motion

Motion by Stanton and seconded by Orr to approve and accept the Architectural Guidelines. Motion passed 6-0-1 absent-Keith.

Stanton stated it has been a long time coming, several versions and rewrites, and community comment periods. Thank you to all who has worked on the guidelines.

COMMITTEE REPORTS

Architectural – Bob Teran gave a big thank you for the new architectural guidelines. There has been 3 meetings this month with 3 new homes and an average of 20 projects per meeting.

Citation – Shirley Sedam stated there were 31 citations presented. Most cites are closed out at the courtesy notice stage and a citation is not issued. There has been a lot of compliance.

EQ Estates – Jennifer Smith reported there has not been a meeting since the last board meeting. The next committee meeting will be in July. The committee would like to revisit the horse trailer sticker policy. They are recommending some changes which would include charging non-boarders for a sticker to park their horse trailer in the barn parking lot. There are 11 spaces available and 3 or 4 are not in use.

Garcia asked that the sticker policy go back to the committee for discussion and submit the ideas and recommendations to the board at the next meeting.

Lake – Don Sedam reported the committee has 2 new members. The committee will be researching trash skimmers and submitting the info to the Board.

Community Planning Committee – Jeri Lawrence reported the fireworks show was great and the festival was a great event, just really hot. It's nice to see the media room is moving forward. The committee is working on a clean-up day and a community garage sale. Thanks to Dennis on the park plan and media room in the community center. The electronic sign is also a project the committee is going to work on.

15. BOARD CORRESPONDENCE

The following items were comments from Members during the Open Forum at the Open Session Meeting May 23, 2017.

- Property on Yellowstone with overgrown trees and furniture in the yard

Code Enforcement is aware of the concerns and will address as needed.

- Parkway median has 100 drip extenders with no plants and lots of weeds

Teece stated the parkway is being address and plants will be replaced.

- There should be sidewalks and speed bumps on the parkway for the safety of joggers, strollers, skateboarders, and bicycles that need to go around the parked cars.

Logan explained that as nice as sidewalks would be the roads do not belong to the association, belong to the county. The association does not have the ability to put in sidewalks.

16. MANAGEMENT TEAM REPORTS

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Director of Operations, Dennis Teece

Director of Community Services, report given by Dennis Teece

Asst. General Manager/Director Public Safety, Al Logan Director

Director of Admin & HR, Jeaneen Beam

17. INTERIM GENERAL MANAGER'S REPORT

Al Logan

18. BOARD OF DIRECTOR'S COMMENTS

Christopher Huntingford – We are moving forward and great things will come thanks to Glenn's commitment and dedication to the association. Looking forward to what Logan brings to the table and the partnership with the board and community. He appreciates the commitment of the six board members to the community. Looking forward to what comes next.

Rob McCoy – Everyone shares the same enthusiasm of having Logan leading the association. Looking forward to see where he leads us. Lisa Hartley, thank you for stepping up as Interim Public Safety Director. Very much appreciate everyone's hard work and dedication. Thanks to Steve Orr for working with Heritage on the Color Run. It was a great community event. Great ideas from the Planning Committee, the clean-up day is a great idea. Thanks to the Board for all their hard work. Diversity makes us strong.

John Smith – It's Budget time. Semi-Annual meeting will be in August, the date will be scheduled at the July Board meeting. The Budget Review Committee is looking for members. If you are interested the apps will be on the web-site. Nothing ever stays the same; everything is always in a state of change. Change is hard and so as a community pull together and help Logan and have patience as he takes on his new role. Any way we can help you Logan just ask. Welcome Lisa Hartley and thanks for stepping up. Thanks to Robert Read for the outstanding Veterans Mural in the hallway. Thanks to Amy Stanton, Bob Teran, staff, and the Architectural Committee on the new Architectural Manual. This was an endeavor that took a lot of hard work and dedication.

Steve Orr – Thanks to McCoy for the credit on the Color Run. It was a great event; there were approximately 600 hundred plus people at that participated. Thank you to everyone that came to the meeting. We want to make this the greatest community in the high desert.

Amy Stanton – Great to see the Teran's wearing the committee appreciation shirts. Thanks to the Citation Committee and Architectural Committee for all their hard work and time put in. Maybe we should get them cots. Want to let staff know that the Board has complete confidence in them and the ability to work together. There is a lot of experience and expertise with staff and the Board will try to let you do your job. The Board is here for staff. June was a great month of events. Have a great summer.

Steve Garcia – Thanks to everyone that worked on the Architectural Guidelines and the park plans. This includes all the committee members and all their hard work. So proud of the Board and all their hard work. We're doing some really great things for the community. To Al, Dennis and Jeaneen; you know how I feel and you have my full support as we move forward. This is a good time for the association; change is good as we are moving forward to be the best community in the high desert. Thank you everybody.

16. ADJOURN

Motion by McCoy and seconded by Orr to adjourn at 7:40 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 June 26, 2017. The Board addressed the following:

- Approved the Executive Session meeting minutes of May 22, 2017.
- Member discipline, citations, Fines, Associate members/Use of Amenities, committee members
- Legal Issues-Lawsuit Claims, rental residency rule #3
- Contracts – Park plan, lot for sale
- Personnel

In accordance with the state statute, notice is hereby given that the Executive Session Meeting of the Board of Directors was conducted on July 6, 2017. The Board addressed the following:

- Legal Issues

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