



OPEN SESSION RECAP

BOARD OF DIRECTORS MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, December 5, 2023 ~ 6:00 pm

Notice of meeting: The Board of Directors of the Spring Valley Lake Association meeting is scheduled for Tuesday, December 5, 2023, at 6:00 pm.

BOARD MEMBERS	X	Brian Bickhart, President
	A	Brian Hurst, Vice President
	X	Brad Letner, Secretary
	X	Cheri Boyd, Treasurer
	X	Bill Scott, Director
	X	Paul Stanton, Director
	X	David Stolfus, Director
		Alfred Logan, General Manager
		Nick Gonzalez, Director of Operations
		Lisa Falcetti, Director Public Safety
		Clint Summers, Code Enforcement & Architectural Manager
		Tieranie Hawkins Community Engagement Specialist

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Executive Session Summary –Brad Letner, Secretary; **Approved**
5. SECRETARY’S REPORT – Approval of Meeting Minutes – Motion
 - A. Minutes Open Session Meeting of October 24, 2023; **Approved**

6. GOVERNMENT AGENCY REPORTS

- Steve Samaras Division Manager Dept Public Works CSA 64; **No representative present**
- Representative SVL MAC-Municipal Advisory Council San Bernardino County; **Kathleen Hardy provided and update. Jeri Lawrence is now a member of the MAC group and the MAC group's focus will be centered on the arch located at the entrance of Spring Valley Parkway.**

7. COMMITTEE REPORTS

- Architectural Committee; **JoAnne Romero reminded residents to check for legibility for submitting Architectural applications.**
- Citation Committee; **Bill Walters reported that the committee would be meeting next week. They are having one meeting for the month of December, instead of two.**
- EQ Estates Committee; **No representative present**
- Finance/Budget Committee; **No representative present**
- Lake Committee; **Bill Scott provided an update. The committee is gathering information on time & labor saving alternatives for a shoreline repair plan. Three manufacturers who offer free pre-project evaluations, which the Board can consider. The committee recommends a subcommittee for the next lake lowering project. The committee has also received a draft discharge permit from Lahontan Water Board**
- 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 September 30, 2023; **Approved**
- B. Receive and File the Treasurer's Report dated October 31, 2023; **Approved**

DISCUSSION AND ACTION ITEMS

10. Resolution to Lien 11 Properties – Consortium – Action; **Approved**

11. Resolution to Record Subsequent Lien 1 Property – Alterra – Action; **Approved**

12. Investments – Renewal of CDs – Action; **Approved**

The Board of Directors voted to allow the Board President and Treasure to review / sign and reinvest the CD investments that are coming up for maturity.

13. Meadowlark Park Architect – Updates

The architect is expected to get back to us by the end of this month with documents on the project.

14. Grant of Easement Legal Opinion

Someone is looking to build a large property on Palos Grande and is paying for a legal opinion.

15. SVLA Communications App – Update

The Association will put out more information about the app when it becomes available in the app store. One of the goals is to give residents the ability to store their Membership IDs and Guest Passes within the app. We are currently collecting content and working with the app developer on a weekly basis.

16. Verizon Cell Tower Lease Agreement – Action

SVLA is in the negotiation phase of the agreement. Verizon is currently offering \$2,400 a month plus incentives. The tower will take approximately 20 FT x 20 FT of space.

17. Swim Area Feedback – Action; Tabled

18. Water Monitor Device – Action; Approved

Director Stanton reported of a company that makes monitors that can automatically measure what is going in & out of our lake, which will be more efficient than sending in samples. The information will go to the cloud every 15-20 minutes. The devices would tell us if there is any organic waste being dumped into our lake by the Mojave Fish Hatchery.

19. Board Action Item BAI 23/12/01 Maintenance Mower-Replacement – Action; Approved

The mower is more commercial grade, which would be more suitable for SVL's needs.

20. Committee Action Item Request (CAIR) Architecture Committee – Action

A. SVLA EQ Split Rail Fencing – Committee requests the EQ Estates Committee and EQ estates Residents Review the suggested rule change for input.; Approved

B. Suggested that the permanent structure height of 9 feet be updated to 10 feet of maximum height at the EQ Estates Properties. (Gazebos, patio covers, sheds, etc.); Rule was approved with the amended measurement of 10 feet and 6 inches.

21. EQ Estate Parking Trailers on Properties Rule – Action; Tabled for review of wording. The Board of Directors wants to confirm that the rule clearly refers to horse trailers anyway.

22. Memorial Honor of Property Owners – Updates

Director Stolfus reported that the unofficial committee is looking to honor members who have contributed to the SVL community (ex: perpetual plaque). Some parameters for the program include being a property owner or tenant for at least 5 years and serving the community for at least 3 years (ex: clubs, committees, volunteers).

23. Flag Policies – Discussion/Action

A. Property owners' lots – (out for 30 day review); Tabled

B. Parkway; Tabled

C. Association Properties – Maria area, Community Center, and EQ Barn area; Tabled

24. Vehicle Code and Issues with Street Parking and RV Street Parking – Discussion – Action

Vehicles that appear to not have been moved for long periods of time on the streets do not seem to be a priority for California Highway Patrol (CHP), who is currently understaffed. General Manager Logan encouraged the Municipal Advisory Council (MAC) to look into the issue.

A property owner spoke about RVs being an eyesore and wanting SVL's Public Safety Department to work more closely with CHP to distribute notices. Public Safety Director Falcetti reassured that she communicates with the CHP captain on weekly basis about the matter.

General Manager Logan explained that it is very difficult to prove that someone is living in their vehicle, especially with a current registration. He further explained that sleeping in cars is not considered against the law. The Association is very limited on what it can do for these types of situations. He encouraged residents to look into nonprofit organizations that could potentially assist the individuals in finding help/housing outside of the community.

25. New Construction Site Fencing/Screen Cloth Action Tabled at the October Meeting

Director Scott met with eight contractors. Worried about safety from exposed trenches, rebar, piping. There are California state building codes in place to help enforce. Director Scott will write a proposed rule change.

26. PROPERTYOWNERS OPEN FORUM

- Property owner wanted to know the cost for the inflow & outflow water monitor that were discussed in #18 on the agenda. Director Stanton & Director Scott advised that it costs approximately \$14,000 for each. The property owner had questions regarding the locations of the monitors and whether the water quality changes when coming from the Country Club to the lake. Director Stanton explained that the monitors need to be close to the weir, which measure the amount of water. Director Scott stated that the water is not filtering through the entire golf course, so it's very unlikely that the Country Club is a factor in contamination.
- Property owner wanted the reasoning behind the increase in HOA assessments and if residents are being double charged for projects that have not yet been completed. General Manager Logan explained that residents are not being charged twice, but that the funds for the project gets rolled over. He also advised that the Property owner watch the SVLA Semi-Annual Membership meeting, where the budget was discussed in detail. The property owner then had questions about selective enforcement for code related issues. General Manager Logan explained that the department has trainings specifically to prevent that from happening. The owner was invited to speak with the manager of the Code Enforcement Department after the meeting.

27. MANAGEMENT TEAM REPORTS (refer to website for individual report; www.svla.com)

- Director of Operation, Nick Gonzalez
 - Lake Patrol Office Permit will be issued soon. A signature from a county supervisor is all that is needed.
 - The requested declaration has been signed for the Community Center restroom and we are now waiting for the Construction Demo Waste Management (CDW) permit.
 - The maintenance team is doing adjustments to SVL cameras.
- Director Public Safety, Lisa Falcetti
 - The Public Safety Department is now fully staffed

- Officers are salting Association properties due to ice. Please be cautious when walking outside in cold weather.
- Vessel registration is open for 2024. Call the Public Safety Department at (760)245-6400 if residents are in need of a vessel inspection.
- Code Enforcement & Architectural Manager, Clint Summers
 - Residents must submit Architectural applications 90 days prior to Architectural Committee meeting. Amendments to your application can be emailed to architecture@svla.com.
 - If residents are experiencing any Code Enforcement issues, they can email code@svla.com with the address.
 - Lawns are going dormant due to the change in weather. The Code Enforcement Department will be a little more lenient for this. However, if residents are experiencing bare dirt issues, they are being asked to submit an Architectural application. This way there is a plan in place to fix the issue, eliminating the need for a courtesy notice/citation.
- Community Engagement Specialist, Tieranie Hawkins
 - Breakfast with Santa event is taking place on Saturday, December 9, 2023, from 8:00 AM to 10:30 AM at the Community Center. There will be a pancake & sausage breakfast and opportunities to take photos with Santa and Mrs. Mrs. Claus. Tickets are available at www.svla.com.

28. GENERAL MANAGER'S REPORT

- Townhome and Condos in the SVL Community are viewed as private properties. They have their own Board of Directors and should be equipped with their own security service. Should a safety incident occur, SVLA's Public Safety Department (PSD) will drive by, observe, and report from a safe distance. PSD officers may respond to instances such as medical reports. However, PSD officers are not to patrol on the private properties due to liability & safety concerns. PSD's number one priority is making sure residents are safe at Association amenities. The General Manager asked if anyone was present from the town homes or condos. Residents from the condos stated that they would attend the meeting to talk about this topic, but no one in attendance showed up to have a discussion.
- SVLA is recognizing one outstanding individual a month for their contributions to the community. Residents are encouraged to send in a volunteer that they think deserves recognition to alogan@svla.com.
- SVLA did receive the liquor license in its name and will be dispositioning it over to the Bear Valley Country Club.

29. BOARD OF DIRECTOR'S COMMENTS

30. ADJOURNMENT