



## OPEN SESSION RECAP

### BOARD OF DIRECTORS MEETING Meadowlark Hall Community Center 12975 Rolling Ridge Drive Tuesday, August 22, 2023 ~ 6:00 pm

The Board of Directors of the Spring Valley Lake Association meeting was scheduled for Tuesday, August 22, 2023, at 6:00 pm. Below is a summary of what was discussed during the meeting.

BOARD MEMBERS	X	Brian Bickhart, President
	X	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
		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

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Executive Session Summary –Brad Letner, Secretary
5. PROPERTYOWNERS OPEN FORUM
  - Property owner inquired about SVLA’s member ID card system.
  - Property owner inquired about SVLA’s communications regarding lake use.
  - Property owner had questions about SVLA’s budget.
  - Property owner had questions about SVLA’s budget.
  - Property owner pleaded that the Board does not ban wake surfing.
  - Property owner expressed his strong opinions about wake surfing and the lake pattern.
  - Property owner is asking for a compromise between the perspectives of the Board and wake surfers.
  - Property owner called for transparency regarding SVLA’s increase in HOA dues.
  - Property owner expressed concerns about wake surfing and the lake pattern.
  - Property owner calling for a compromise to continue to have wake surfing in SVL.
  - Property owner threatened litigation if wake surfing were to be banned.

6. SECRETARY’S REPORT – Approval of Meeting Minutes – Motion

- A. Minutes Open Session Meeting of July 25, 2023; **Approved**
- B. Minutes Open Session Zoom Meeting August 2, 2023; **Approved**

7. GOVERNMENT AGENCY REPORTS

- Steve Samaras Division Manager Dept Public Works CSA 64
  - Report provided by Steve Samaras. [Click here](#) to be directed to the CSA 64 website (monthly operations reports are located at the bottom of the page).
- Representative to SVL MAC-Municipal Advisory Council San Bernardino County
  - Dennis Verhagen clarified that the speed humps are being paid for by the County and not the Spring Valley Lake Association.

8. COMMITTEE REPORTS

- Architectural Committee
  - Report provided by Clint Summers, Architectural & Code Enforcement Manager
- Citation Committee
  - Bill Walters gave an update about the committee meeting twice a month and complimented Clint Summers for the work he has done.
- 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

9. 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**

10. TREASURER’S REPORT

- A. Receive and File the Treasurer’s Report dated July 31, 2023; **Received and filed**

***DISCUSSION AND ACTION ITEMS***

*\*Items 11-14 for Action Based on the Budget Presentation Meeting August 19, 2023\**

- 11. Resolution #2 Establishing Annual General Assessment 2023-2024 – Action; **Approved**
- 12. Resolution #3 Establishing Tenant-Associate Membership Fee 2023-2024 – Action; **Approved**

13. Resolution #6 Establishing the 2023-2024 Assessment Billing Procedure – Action; **Approved**
14. Reserve Study 2023-2024 Fiscal Year – Action; **Approved**
15. Board Action Item BAI 23-08-01 PSD Handheld Radios – Action; **Approved**
16. Board Action Item BAI 23-08-02 UV Filters – Action; **Approved**
17. Board Action Item BAI 23-08-03 CB (Community Center) Security System - Action; **Approved**
18. Board Action Item BAI 23-08-04 Spectrophotometer - Action; **Approved**
19. Board Action Item BAI 23-08-05 Weir Monitors Update – Action; **Tabled**
20. Resolution to Record Subsequent Assessment Lien 2 Accounts submitted by Alterra – Action
  - A. Account 469708; **Approved**
  - B. Account 484213; **Approved**
21. Investment Operating CDARS 8/30/2023 & Reserve CDARS 8/30/2023 – Action  
**Both the Operating CDARS and reserve CDARS will be placed in 13-week CDs.**
22. Meadowlark Park Architect– Updates  
**The Board displayed the final approved plan for Meadowlark Park and are in the process of getting bids for construction.**
23. By-Law Updates – Update  
**The verbiage for ballots is currently being reviewed by SVLA’s attorney. The community will have the opportunity to vote on the by-law changes.**
24. Boat Dock Updates  
**The contractor is working on the gates. The Lake Patrol Office is pending due to the county reviewing permits.**
25. Lake Evaluation Report – Updates  
**Residents may request to see the lake evaluation report from the consultant by contacting the Association Office at (760)245-9756, admin@svla.com, or via walk-in. Consultant has asked not to be contacted.**
26. SVL Veterans Club Event Request – Veterans Day 5/10K+Basketball+Soap Box Event – Action;  
**Approved**  
**Director Letner did express concern regarding the wording of the flyer stating that the event was open to the public, being that SVL is a private community.**
27. East Beach and East Beach Boat Area – Swimming – Discussion – Action  
**Swimming at the beach area was allowed between the shoreline and 16FT out into the water. Interim rule states that swimming is allowed between the shoreline and 35 FT. However, boats have the right of way when docking at the beach area. Swimming is allowed at the SVLA beach area.**

**Staff will be drafting the verbiage for the rule change, which will go out to the community for a 30-day**

comment period. The rule will be finalized thereafter.

## 28. Recap of the Emergency Wake Surfing Rule – Discussion Only

President Bickhart explained why the Zoom meeting on wake surfing was held on August 2, 2023.

Director Letner explained the study done by the Journal of Water Resource and Protection on the impact of wake surfing on an inland body of water. Director Letner made the motion for the rule of banning the use of all wake-enhancing devices to go out for 90-day comment period; the motion was denied.

Director Scott pointed out that the lake was built over 50 years ago and was not designed for the powerful boats and the many lake activities we have today.

Director Stanton says that the lake is very small, and the lake activities (especially when in close proximity to one another) produce energy that doesn't have enough time to dissipate before reaching the coving, causing erosion. At the current rate of erosion, it may cost a minimum of \$10 million to repair the damage.

Property owners suggested better communication on the new wake surfing rule to the community, criticized coving repairs done during the lowering of the lake, highlighted that factors other than wake surfing may be contributing to the erosion, etc.

Former lake committee member expressed their disappointment that the Board has ruled against the lake committee's recommendations.

The topic will be on next month's agenda.

## 29. Committee Action Item Request (CAIR) Architecture Committee – Discussion/Action; Tabled without objection

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

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.)

## 30. EQ Estate Parking Trailers on Properties Rule – Update from Committee – Action; Tabled; no representatives present

## 31. Airbnb's – Discussion

### A. ADU/JADU

General Manager Logan advised that there were not any significant issues regarding Airbnb's in the SVL community. Any issues that arise will be brought to the Board. ADU/JADU are allowed by the state of California and require an Architectural application, permits from the Town of Apple Valley or San Bernardino County. There is not a high demand for Airbnb's in SVL.

General Manager disclosed that there was an incident where a dog killed another dog on an Airbnb property; SVLA is monitoring the isolated situation.

## 32. Memorial Honor of Property Owners – Updates; Tabled

Director Letner made the motion to approve the perpetual wall of honor. The motion was seconded.

Director Stolfus requested that the Board review the applications and guidelines drafted by the Memorial Honor subcommittee and provide their feedback.

President Bickhart had questions regarding location. Dennis Verhagen suggested benches at the fishing areas or parks. The benches would cost approximately \$2000-\$3000.

Director Letner pointed out that the Board will need to consider what will happen if the areas for memorial run out of space. The previous motion to approve the project was withdrawn to get more details.

33. Flag Policies – Discussion/Action; Tabled

- A. Parkway
- B. Association Properties – Maria area, Community Center, and EQ Barn area
- C. Property owners lots

34. Verizon Cell Tower – Updates

General Manager Logan stated that the Verizon team is putting together designs. SVLA will negotiate leasing the location SVLA property, lighting, and repeater for Public Safety radios. SVLA attorney will investigate if it is legally possible for SVLA to lease the space. The rental amount for negotiation would be approximately \$2,000 per month plus a guaranteed increase percentage per year.

Dennis Verhagen had concerns about any interference with other radio/satellites. Verizon did an impact study for any potential damage, which will be available to the community.

35. New Construction Site Fencing/Screen Cloth – Discussion; Approved

A dumpster is needed for disposing of materials (i.e. nails).

Director Scott will put together verbiage that will be presented at next month's board meeting. Then, it will go out to the community for a 30-day comment period.

36. MANAGEMENT TEAM REPORTS (refer to website for individual report; [www.svla.com](http://www.svla.com))

- 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

37. GENERAL MANAGER'S REPORT

General Manager Logan thanked staff for communications provided to the community and encouraged residents to volunteer for SVLA committees. He also encouraged residents to give their opinions respectfully when attending board meetings.

38. BOARD OF DIRECTOR'S COMMENTS

39. ADJOURNMENT