



OPEN SESSION MINUTES
BOARD OF DIRECTORS MEETING
JANUARY 22, 2019 6:00 PM
MEADOWLARK HALL
12975 ROLLING RIDGE DRIVE
SPRING VALLEY LAKE, CA 92395

BOARD MEMBERS

☒ Amy Stanton, President
☒ John D. Smith, Vice-President
☒ Deedee Garcia, Secretary
☒ Mark Sedam, Treasurer
☒ Steve Orr, Director
☒ Rory Shannon, Director *appointed to the board at 6:25pm*
☒ Ryan Williams, Director

STAFF

Alfred Logan, General Manager
Jeaneen Beam, Director Administration & HR
Dennis Teece, Director of Operations
Lisa Hartley, Director Public Safety

OTHERS

1. CALL TO ORDER – Stanton called the meeting to order at 6:02 pm

Stanton announced the resignation of Brad Letner from the Board of Directors. She thanked him for his service and wished him the best.

Pledge of Allegiance was led by the Cub Scouts.

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, 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. All persons must follow the Meeting Rules. You must state your name and address.

Bo Goulet spoke against the sale of any greenbelt property. He said to keep the land intact and not sell any greenbelt land.

Robert Read reported that the Veterans Club Scholarship program has been renamed the Gary Hunt Veterans Club Scholarship Fund.

3. SECRETARY'S REPORT – Approval of Meeting Minutes

Motion by Smith and seconded by Sedam to approve the Open Session Meeting November 27, 2018 Minutes. Motion passed.

4. GOVERNMENT AGENCY REPORTS and OTHER REPORTS

Field Representative From the office of Assemblyman Jay Obernolte – No representative was present

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

Mr. Holland reported about more funding to add another deputy to the Hope Team and add deputies to the Gang Enforcement Team. On February 28th the Board of Supervisors will discuss the Renewable Energy Program and where solar can and cannot be placed in the unincorporated areas of the county. He also reported on the homeless count in the county. In 2018-2019 13.4 miles of road has been paved or planned to be paved in SVLA by Public Works. There is a plan to smooth the rough paving that has recently been completed. ADA ramps will be installed at some of the major intersections in SVLA. Speed humps in SVLA are under review.

Deputy from San Bernardino County Sheriff

Deputy Travis Kleveno introduced himself. He is the newly assigned deputy in SVLA. He reminded everyone to lock your vehicles and do not leave things of value in your vehicle. There has been an increase in theft from motor vehicles from last year. Be vigilant and report what doesn't look right. Deputy Treveno also stated he will be working along with CHP on the speeding issues.

Steve Samaras, Division Manager CSA 64-No representative was present.

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 Orr to approve the citations as presented. Motion passed.

6. TREASURER'S REPORT

A. Receive and File the Treasurer's Report dated October 31, 2018

B. Receive and File the Treasurer's Report dated November 30, 2018

C. Receive and File the Treasurer's Report dated December 31, 2018

Motion by Sedam and seconded by Smith to receive and file the above three listed Treasurer's Report.

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. Board Vacancy

Brad Letner's letter of resignation was accepted.

Motion by Smith and seconded by Orr to appoint Rory Shannon to the Board of Directors. Motion passed.

Shannon will finish out the term that will end in April of 2020.

8. Investment Recommendations (Sedam requested this item to be discussed after item #14.)

Reserve Account Money Market

Motion by Sedam and seconded by Smith to not reinvest the Reserve account due to the ongoing projects and if needed open another account for the reserve money to keep within the FDIC rules. Motion passed.

Excess Operating Account Money Market

Motion by Sedam and seconded by Smith to approve the investment recommendations for the Operating Account Money Market. Motion passed.

9. Member Lounge Updates

The opening of the members lounge is scheduled for February 28th.

10. Rules & Regulations Status

Rules and Regs are under review with the association's legal counsel.

11. Board Action Item BAI 19-01-01 – Reserve Item

Reseal and Restripe the Parking Lots at the Association Office, Community Center, EQ, and Beaches

The association has worked with an ADA consultant for compliance.

Motion by Smith and seconded by Williams to approve BAI 19-01-01. Motion passed.

12. Board Action Item BAI 19-01-02 – Meadowlark Park Reconditioning Phase 2

Motion by Sedam and seconded by Smith to approve BAI 19-01-02. Motion passed.

Motion by Smith and seconded by Williams to approve the use of the Cash for Grass for Phase 2 of the MLP project. Motion passed.

The contract will be reviewed at the special executive meeting tentatively scheduled for January 30th.

13. Board Action Item BAI 19-01-03 – Lake Liner Repair

Motion by Williams and seconded by Smith to approve BAI 19-01-03. Motion passed.

14. Board Action Item BAI 19-01-05 – Additional Playground Bark

Motion by Smith and seconded by Williams to approve BAI 19-01-05 not to exceed \$4000.00. Motion passed.

#8 Investment Recommendations were discussed and acted on. Action is recorded under #8 .

15. Yacht Club Event Requests

A. Chili Cook-off

Motion by Smith and seconded by Sedam to approve the Chili Cook-off. Motion passed.

B. Antique Wooden Boat Show

Direction from the Board to verify the vendors insurance covers any guests that accompany the Antique Boat Club.

16. Board of Directors Election

A. Contract for Election Services Selected – BAI 19-01-04 (presented at executive session)

The contract From TIE-The Inspector of Elections was approved at the Executive Session meeting on January 21, 2019 for the Board of Directors Election.

B. Date Campaigning and Campaign Signs May Begin

Motion by Smith and seconded by Williams to allow campaign signs to be placed on March 1st. Other campaigning may begin at any time. Motion passed.

17. Lot Line Adjustment – Sale of Greenbelt Property

At the Executive Session meeting on January 21, 2019 the counter offer was rejected.

18. Set-Backs and Standards – Setbacks/Easements of New Construction

The association is working with the county to be sure this issue does not happen again.

19. Flags on the Parkway Discussion

There are several concerns regarding the placing of new poles and flags on the parkway. First a grant of easement will be required from each property owner at each location where the pole will be placed. Secondly, where would the funding come from for the project? This was not budgeted for this year. Staff is to research to see if there are any minutes reflecting the plans and funding for the project. Any information will be submitted to the February meeting.

Robert Read stated the flag poles and funding was in the original plans for the median redo. He also stated he would contact the county and take care of the work and cost himself. Williams said he would work with Robert Read.

Logan suggested that the project would need to be contracted out if funding was available.

20. Smoking Areas on Association Property Discussion

Smoking areas were designated for the following areas:

Fishing Area #4 (Spring Valley Parkway, South of Mariner)
Fishing Area #9 (Lakeview Dr., North of Harbor)
Association Office (North East corner behind Office)
Community Center (Corner of Rolling Ridge and Tanglewood.)
Equestrian Center (In front of Clubhouse)
West Beach (South East corner of parking lot)

21. Immunization Records on File with Association for Horses on all Properties in the Equestrian Estates Rule Review and Research – Staff suggests a BAIR Board Action Item Request presented to the Equestrian Estates Committee to research and submit a recommendation to the Board

Motion by Smith and seconded by Sedam to send a BAIR to the EQ Estates Committee for review of the rule and research if the rule is needed; then respond back to the Board on their recommendation on the rule. Motion passed.

22. Architectural Fees

Logan stated a property owner questioned that amount of some of the architectural project fees. A portion of the fees are refunded at the completion of the project; if the project is completed according to the plans and within the proper timeline. The question was asked why we charge a fee for things such as a fence, if the project is not completed a citation would be issued. Does the fee guarantee the work will be done?

Smith asked what's the fiscal impact on deposits and net cost on minor projects. Research will need to be done.

23. Lake Discharge Permit Status

The lake consultant is working on the final draft of the permit. The permit will need to go to Lahontan Water District for approval at the Board meeting in 4 months. There are many steps to requesting the permit.

24. BOARD CORRESPONDENCE

A. Speeding on the Parkway

The Sheriff's department and the CHP are working on the speeding issues in Spring Valley Lake. Speed humps are a consideration by the county. Rolling Ridge and the Parkway are problem roads with speeding.

Motion by Stanton and seconded by Smith to draft a letter stating areas of concern and showing support of the study on speed humps. Motion passed. Sedam abstained.

25. COMMITTEE REPORTS

Architectural Committee – Mark Sedam gave the report. He reminded everyone to turn in an arch application if they will be doing any repairs while the lake is lowered.

Citation Committee – Shirley Sedam gave the report. A lot of the repairs have been completed without sending a citation.

Community Planning Committee – No Representative Present

EQ Estates Committee – Karina Rodriguez reported on the Neighborhood Watch Meeting, it went well but not a large turnout. The arena footing looks great. Staff training is great to see. The committee is going over the policy and procedures for the EQ Center and they will research the immunization rule.

Lake Committee – Larry Hoover reported the committee is working on muck reduction. They discussed the permit procedure and liner repair. They have reviewed the graph on clarity from 2010 and they feel consistent treatment annually is very important.

26. MANAGEMENT TEAM REPORTS

Director of Operations, Dennis Teece
Director Public Safety, Lisa Hartley
Director of Admin & HR, Jeaneen Beam
Community Services Report submitted by Naomi Patterson

27. GENERAL MANAGER'S REPORT

Al Logan reported the cost of the arena footing was more than expected and he will submit the cost next meeting. He welcomed Deputy Kleveno and thanked Dom Holland for all he does for SVLA.

28. BOARD OF DIRECTOR'S COMMENTS

Steve Orr welcomed Deputy Kleveno to the community and Rory Shannon to the Board. Orr appreciates Robert Read's passion.

Ryan Williams welcomed Rory Shannon to the Board. He reminded everyone to be safe when using Yucca Loma Bridge and to drive slowly around the schools. Thanks to staff for their work and for the dog fountains at the dog park.

Mark Sedam thanked Dennis Teece on the arena. He reminded everyone to slow down while driving. If possible remove your boat from the lake while it is lowered. And he welcomed Rory Shannon to the Board.

Rory Shannon thanked the board for the welcomes and to be patient as he learns. He also said slow down driving around.

Deedee Garcia said she had nothing to report.

John Smith welcomed Deputy Kleveno. He encouraged everyone to be observant and encouraged Neighborhood Watch; it's helping in the EQ Estates.

Amy Stanton gave a shout out to Alfred, Dennis, Lisa and Jeaneen. And she welcomed Rory Shannon to the Board.

29. ADJOURN

The meeting was adjourned at 8:40 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 January 21, 2019. The Board addressed the following:

- Approved the Executive Session meeting minutes of November 26, 2018.
- Member discipline, citations
- Legal Updates
- Contracts-Attorney Retainer Renewal, Lot Line Adjustment, Meadowlark Park, SVL Country Club Land Use, Little League Use of Facilities
- Personnel, Brad Letner's Board Resignation Letter

In accordance with the state statute, notice is hereby given that the Executive Session Meeting of the Board of Directors was conducted on February 8, 2019. The Board addressed the following:

- Legal Review Rules and Regs
- Contracts – Little League Use of Facilities, Meadowlark Park Reconditioning Phase 2

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: _____