



OPEN SESSION MINUTES
BOARD OF DIRECTORS MEETING
JANUARY 24, 2017 6:00 PM
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
☒ Jonathan Tasker, Director
☐ Loran Keith, Director

STAFF

Glenn Grabiec, General Manager
Jeaneen Beam, Director Administration & HR
Dennis Teece, Director of Operations
Paul Beam, Director Community Services absent
Alfred Logan, Director Public Safety

OTHERS

1. CALL TO ORDER – Garcia called the meeting to order at 6:04pm

Pledge of Allegiance was led by Cub Scout Pack 26

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.

Jeri Lawrence asked for Code Enforcement to take a look at the stuff in the windows at the retail center on the Parkway. It needs to be cleaned up.

Dennis Verhagen asked for an accounting of the money collected on the past due accounts.

Don Nelson presented a \$1000 check to the association for a bench at fishing area #10 on behalf of the Spring Valley Lake Lion's Club.

Linda Titus thanked the board for all their hard work and the staff for the excellent job they do. It is very much appreciated.

3. SECRETARY'S REPORT

Approval of Open Session Meeting November 22, 2016 Minutes

Motion by Huntingford and seconded by Stanton to approve the minutes of the Open Session Meeting of November 22, 2016. Motion passed 5-0, 2 absent-McCoy and Keith.

4. GOVERNMENT AGENCY REPORTS and OTHER REPORTS

Representative from the office of Assemblyman Jay Obernolte - No representative -

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

The archway project is going with the preferred concept. The project is at the right-away and soil sampling phase. Hoping to have the design work completed by March or so. Also, they are looking at the possibility of adding a section of sidewalk. The Town of Apple Valley has announced a possible May opening of Yucca Loma Road that connects with Yucca Loma Bridge. The continuation of the bridge into the City of Victorville from Yates Road to Green Tree is in the beginning stages of planning. SANDBAG has loaned the money to Victorville to continue the bridge road. A pothole was reported on Ridgecrest and Chinquapin; this will be reported to the proper authority.

Tim Millington, Division Manager Special Districts San Bernardino County -no representative-

Deputy Malcom Page, San Bernardino County Sheriff

Sheriffs have seen an increase in theft and burglaries. Keep your doors, windows and vehicles locked. There are some issues with juveniles causing problems as well. He is working on the issue of the juveniles along with Public Safety. A speed sign will be utilized in the community and placed in different areas to hopefully help with speeders. The sign will be used throughout the county area. A bust was made on a marijuana grow house in the community. The information regarding the activity was given to the Sheriffs by the public.

Battalion Chief Bill Mahan, San Bernardino County Fire Station 22

County fire has ramped up storm coverage with bulldozers and hand crews. There were no issues reported in Spring Valley Lake due to the storms. Several fire staff have had extended training on hazmat issues.

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 Huntingford to approve issuing Citation-Fine notices. Motion passed 5-0, 2 absent- McCoy and Keith.

6. TREASURER'S REPORT

Receive and File the Treasurer's Report dated November 30, 2016

Motion by Smith and seconded by Stanton to Receive and File the Treasurer's Report dated November 30, 2016. Motion passed 5-0, 2 absent- McCoy and Keith.

Receive and File the Treasurer's Report dated December 31, 2016

Motion by Smith and seconded by Huntingford to Receive and File the Treasurer's Report dated December 31, 2016. Motion passed 5-0, 2 absent-McCoy and 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. Architectural Manual – Updates

Bob Teran, Chairperson of the Architectural Committee reported that the workshop was very successful.

On January 12 updates were sent to the architect. Once the changes have been made the manual will be sent to legal counsel for review. After review the manual it will go back out to the property owners for another 30 day review.

8. Park Improvement – Updates

Jenny Christie spoke on behalf of the Little League regarding the park. Little League is requesting a snack shack to sell packaged items and that the shack can also be used for storage of equipment. Selling snacks is part of the learning experience for the kids. Doesn't need to be large and fancy, just something that serves the purpose. After May Little League will not be using the fields until the next season in February.

Glenn Grabiec gave a quick review of the timeline. All the items requested have been incorporated into the plan and created a colored rendering for review.

Huntingford would like to have a priority list created of all the items on the plan. Once the items have been agreed upon and put into phase then costs of each phase can be prepared.

Concerns about insurance costs and legal issues were brought up about the dog park. The association's insurance company and legal counsel will be contacted.

The next step will be getting costs and call out the phases and what is in each phase.

9. Fine Schedule Review – Updates

Final fine recommendations will be gathered from the committees and submitted to the board for review.

10. Equestrian Estates Committee – CAIR(Committee Action Item Request)

Jennifer Smith, Chairperson to the EQ Estates Committee spoke about the Rules and Guidelines submitted by the committee. They are asking the board to approve the rules and guidelines. They will be issued to anyone that boards horses in the barn. They will also be posted in the barn.

Motion by Stanton and seconded by Smith to approve the Rules and Guidelines for the EQ center and barn. Motion passed 5-0, 2 absent- McCoy and Keith.

11. Audit Fiscal Year 2015-2016 Approval

Glenn Grabiec gave a brief report of the audit. The auditor is happy with the health of the association. The auditor would like to see the reserve funding a little higher but we are in a good place. He also made some recommendation on paper flow. He is very pleased with the final numbers. Once the audit is approved the final draft will be available on the web-site and in the Breeze.

Motion by Smith and seconded by Huntingford to approve the 2015-2016 Fiscal Year Audit. Motion passed 5-0, 2 absent-McCoy and Keith.

12. Rental Requirements Rule #3 Presentation and Action

The Community Task Force is drafting Rule #3 for Rental Restrictions. Once the draft is complete it will be sent to Grabiec and forwarded to legal counsel for review. The rule will then go out for a 30 day comment period before adoption of the rule.

13. Resolution to Record Assessment Lien on 32 Properties for Non-Payment of Assessments

Motion Smith and seconded by Huntingford to approve the Resolution to Record Assessment Lien on 32 Properties for Non-Payment of Assessments. Motion passed 5-0, 2 absent-McCoy and Keith.

14. Resolution to Authorize Bad Debt Write-Off of 1 Account

Motion by Smith and seconded by Huntingford to Authorize the Write-off of Bad Debt on account #34870-03. Motion passed 5-0, 2 absent-McCoy and Keith.

15. Investment Review Recommendation for Board Approval

Motion by Smith and seconded by Huntingford to approve the roll-over investments of the CD's that are maturing. Motion passed 5-0, 2 absent-McCoy and Keith.

16. BAI 17-01-01 Board Action Item BOD Election Inspector

At the Executive Session the Board approved the bid from TIE (The Inspectors of Election) to serve as the Inspector for the upcoming Board Election. Motion passed 5-0, 2 absent-McCoy and Keith.

COMMITTEE REPORTS

Architectural - Bob Teran reported there had been 3 meetings since the last board meeting. There have been 56 projects and 6 new homes. Bob thanked the Board for their help on the Architectural Manual. He also thanked Gabor Besze for his service on the committee. He is leaving the committee.

Stanton stated the committee will begin meeting at 5:30 when the new committee year begins and would like the committee application to reflect the 5:30 meeting time.

Citation – No representative present

EQ Estates – Jennifer Smith reported they 80 tons of sand delivered for the arena. Stickers for the horse trailers parked at the EQ parking lot have been discussed. Having an address on the barn near a phone will help in an emergency situation. The committee invited Huntingford to come to their next meeting; the committee would like to hold more events at the EQ Center.

Lake – No representative present

Community Planning Committee – Jeri Lawrence requested that the Architectural Committee be included in the park plan. The committee has submitted a CAIR for a revision on the Community Center. The committee has questions about the Breeze. Is it Effective, what is the cost, it seem to have a lot of repeat info month to month and should it have less pages? They are looking for some suggestions of activities for Long Acres Park that would not be distracting to the horses.

Community Task Force – No Representative present

17. BOARD CORRESPONDENCE

None

18. MANAGEMENT TEAM REPORTS

Director of Operations, Dennis Teece

Director of Community Services, report given by Dennis Teece

Director Public Safety, Al Logan Director

Director of Admin & HR, Jeaneen Beam

19. GENERAL MANAGER'S REPORT

Glenn Grabiec thanked San Bernardino County on keeping the storm drains cleaned. During the last rain storms there have been no flood or debris issues from the storm drains.

20. BOARD OF DIRECTOR'S COMMENTS

Each Board member was called on for comments

Jonathan Tasker thanked everyone for coming to the meeting. As he is coming to the end of his final term on the Board he said it has been a great experience. He encourages people to run for the Board. It has been very rewarding.

Christopher Huntingford stated that Jonathan will be missed. It's an exciting time to be serving on the Board. He would like to see the park plan move forward in a timely manner. This will add value to the community and allow for new events and activities.

John Smith thanked everyone for coming. There is a lot going on including the park and the

monument at the entrance. The audit went well, pleased with the final report. Some great events are planned.

Amy Stanton thanked everyone for coming. The architectural manual workshop was great, thanks for the input. Be sure to fill out the survey on the parks in the Equestrian Estates. Thanks Dennis for the quick demo on the web-site.

Steve Garcia thanked staff, Glenn and the Board for all the hard work. Thanks Glenn for reports keeping everyone updated on what's going on. The tree lighting and parade were a great event.

21. ADJOURN

Motion by Huntingford and seconded by Smith to adjourn at 7:30 PM.