



OPEN SESSION MINUTES
BOARD OF DIRECTORS MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, February 27 ~ 6:00 pm

BOARD MEMBERS	<input checked="" type="checkbox"/> Brian Hurst, President <input checked="" type="checkbox"/> Bill Scott, Vice President <input checked="" type="checkbox"/> Brad Letner, Secretary <input checked="" type="checkbox"/> Cheri Boyd, Treasurer <input checked="" type="checkbox"/> CJ Eversole, Director <input checked="" type="checkbox"/> Paul Stanton, Director <input checked="" type="checkbox"/> 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
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1. Call to Order by Hurst at 6:00 PM.
2. Pledge of Allegiance was led by Letner.
3. Roll Call was taken and recorded.
4. Executive Session Summary –Brad Letner, Secretary

At the February 26, 2024, Executive Session Meeting the Board discussed or reviewed:
Member Discipline: Code Enforcement & Public Safety Personal and Written Appeals, Code Enforcement Citations, Public Safety Citations, Committee Member Application.
Legal updates: Potential Flag Policy, Shade structure variances, Use of lattice, Governing Document update, Updates on Properties, Gating the Community, Granting of Easement – Legal opinion, Water Treatment facility plans by VVWRA.
Contracts: Receipt of our Audit, Bear Valley CC, Meadow Lark Park Architect, Association Office Remodel, Verizon Cell Tower Lease Agreement.
Personnel: Staff Updates, General Manager Job Description and Evaluation Process.

5. SECRETARY’S REPORT – Approval of Meeting Minutes

Motion by Letner and seconded by Stolfus to approve the Minutes Open Session Meeting of January 23, 2024. Motion passed.

6. GOVERNMENT AGENCY REPORTS

- Representative SVL MAC-Municipal Advisory Council San Bernardino County
Dennis Verhagen reported on the traffic study at Vista Point, and the proposed water treatment at Mojave Narrows, the intersection of Fortuna and Tahoe and signs at this point, and the archway at the parkway and Bear Valley Rd., the land on each side of the road are in the process of determining fair market value.
- Representative San Bernardino County Fire
No representative was present.
- Representative San Bernardino County Sheriff
Deputy Sanchez provided stats from January 29 through February 26. They received 276 calls from SVL. 176 for law enforcement items, 30 reports were pulled, and 8 proactive investigations.

7. COMMITTEE REPORTS

- Architectural Committee - JoAnne Romero reported that the committee is working on the rewording of some front yard landscaping issues that property owners are having and will submit it to the Boards.
- Citation Committee - No representative present.
- EQ Estates Committee - No representative present.
- Finance/Budget Committee – No representative present.
- Lake Committee – Bill Scott provided a report for Ruth Brock. The draft discharge permit from Lahontan Regional Water Board was released in January and is open for comments until February 20th. Comments from the Lake committee were submitted on February 15th.
- Gating the Community Task Force – Logan submitted intent of installing gates at entry points into the community to the county for feedback on what will be required.

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 by Scott and seconded by Boyd to approve the violations presented to the board for approval to issue Citation-Fine notices. Motion passed.

9. TREASURER'S REPORT

- A. Receive and File the Treasurer's Report dated January 31, 2024

Motion by Boyd and seconded by Stolfus to receive and file the Treasurer's report dated January 31, 2024.

DISCUSSION AND ACTION ITEMS

10. Board of Directors Code of Conduct

CJ Eversole was appointed to the Board in January. He has agreed to the Board of Directors Code of Conduct.

11. BOD Liaisons to Committees

Each Committee is assigned a Board Liaison. The committees will be notified of the Board Liaison assigned to them.

12. Architecture Executive Committee

The following were appointed to the Architecture Executive Committee, Brian Hurst, David Stolfus, and Brad Letner.

13. Governing Documents Voting-Updates

A bid was received from The Inspectors of Election for the cost to hold an election for the changes of some language in the governing documents. The board will prepare the final wording. The proposed wording will be submitted to legal for review.

14. Umbrella Insurance Policy Contract

- A. Allocation of funds
- B. Worker's Comp. Allocation of funds

The cost of the association's insurance has had considerable increases over the past year. The excess amount from last year's budget is approximately \$160,000.00. This excess amount will be applied to the insurance increase for the current year.

15. Audit- Receive & Accept

The annual audit for the Fiscal Year of 2022-2023 has been completed by an independent auditor. Motion by Boyd and seconded by Stanton to approve and accept the audit as presented. Motion passed.

16. Liquidity Policy

- A. Excess Funds

Motion by Stanton and seconded by Stolfus to approve approximately \$160,000.00 in excess funds to be used towards the insurance cost increase. Motion passed.

- B. Reserve Study

Reserved Account balance on 10/31/2023, \$1,745,000.00.

\$526,000.00 to be transferred to reserves for future major repairs and replacement.

17. Water Loan Balloon Payment- Discussion

Motion by Staton and seconded by Stolfus to transfer \$526,000.00 to Reserves; \$160,000.00 for excess insurance costs, and \$344,000.00 towards the water loan payment. Motion passed.

18. Sweep Account- Disclosure

The sweep account has a \$50,000.00 threshold.

19. Investments-Staff Recommendations

Motion by Stolfus and seconded by Boyd to approve \$1,425,000.00 13 week CDAIRS at approximately 4.8%. Motion passed.

20. Resolution to Record Updated Assessment Lien – Alterra

Motion by Letner and seconded by Boyd to approve the resolution to record updated assessment lien for Acct 485192 / APN 0480-185-12-0000. Motion passed.

21. Resolution #10 Establishment of Record Date

Motion by Boyd and seconded by Scott to approve Resolution #10 to Establish Date of Record as March 18, 2024. Motion passed.

22. Resolution #11 Voting of Association Properties

Motion by Stanton and seconded by Boyd to approve Resolution #11 Voting of Association properties. Motion passed.

23. Committee Assignment Application

Motion by Stolfus and seconded by Letner to approve the application for the Community Event Team & Community Plan Committees. Motion passed.

24. Meadowlark Park Sign Relocation- Disclosure

The Meadowlark Park sign will be updated with lighting and placed on the northwest corner of the park. A picture of the sign and placement was presented.

25. Water Treatment Facility

Boyd spoke about the proposed water treatment center at Mojave Narrows. More research will be done on this issue.

26. 2024 Association Events Calendar

The Event Calendar for the 2024 year was disclosed.

27. Meadowlark Park Architect – Updates

Drawings should be submitted by the architect by next month.

28. Grant of Easement

The association's legal counsel said that it is okay for the grant of easement. They have the right to place the fence in this area once all the items are completed. Property owner will pay all legal fees and all other items required. The piece of land will have a 99 year lease at a cost of \$10,000.00.

29. Shade Structures-Discussion

Stanton presented an outline for a rule change for shade structures.

Motion by Letner and seconded by Scott to put the document out for 30 day review and comments. Motion passed.

Motion by Letner and seconded by Scott to amend the motion to 28 days per civil code. Motion passed.

30. SVL Yacht Club Event Request

Motion by Letner and seconded by Stanton to approve the request for the Land Poker Run 3/16/24 and the Chili/Soup Cook Off 3/23/24. Stolfus abstained. Motion passed.

31. SVLA Communications App

The App will be presented soon. Watch for details. It should launch around March 15th.

32. Verizon Cell Tower Lease Agreement Pending legal review

Legal counsel responded to the information presented on the lease agreement. More content is needed in the agreement.

Motion by and seconded by to table this item. Motion passed.

33. Memorial Honor of Property Owners

Stolfus reported that the committee has worked on the memorial honor application. They have simplified the process and parameters. To be recognized they needed to be a member in good standing and served the community for a 3 year minimum. The recognition will be a perpetual plaque in the community center with the honorees name and a message from the nominating person. Additional recognition could possibly be a bench and decided on an individual basis. Example of placement may be fishing areas.

Motion by Stolfus and seconded by Stanton to approve the process for the memorial honor of members. Motion passed.

34. Flag Policies – Discussion/Action

- A. Residential & Commercial lots – Legal has reviewed the proposed policy.
- B. Parkway – Recommended to fly only the American Flag.
- C. Association Properties
 - Marina area – American Flag, California Flag, and the Yacht Club Flag.
 - Community Center, and EQ Barn area -American Flag and California Flag

Motion by Letner and seconded by Stolfus to accept the policy for 20 day comment period. Motion passed.

35. PROPERTYOWNERS OPEN FORUM

Please state your name and address. Each owner may address the board for up to 3 minutes. A director or manager may briefly respond to comments. 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.

Property Owner comments covered the following items:

The flag policy rule change comment period.

The process of changing the governing documents.

Questions about how SVLA determines items on the Reserve Study.

Questions about how SVLA determines if an item on the Reserve Study needs to be replaced.

Comments about a dispute with their neighbor regarding a property line and that Code Enforcement has been very responsive. Land surveyor was hired, and a fence was erected onto their property by 2 feet.

They asked about the association's stand on this issue.

36. GENERAL MANAGER'S REPORTS

Alfred Logan thanked the Board for attending the zoom trainings regarding the financials and software we use. SVLA is partnering with Victor Valley College (VVC) to implement a work program with our Public Safety and Maintenance Departments for college students. He also thanked Tieranie Hawkins or Community Engagement Specialist for everything she has done for SVLA as she will be pursuing opportunities related to her education.

37. MANAGEMENT TEAM REPORTS

- Director of Operation, Nick Gonzalez
- Director Public Safety, Lisa Falcetti
- Director of Admin & HR, Jeanen Beam
- Code Enforcement & Architectural Manager, Clint Summers
- Community Engagement Specialist, Tieranie Hawkins

38. BOARD OF DIRECTOR'S COMMENTS

CJ Eversole had no comments

Paul Stanton thanked everyone for coming to the meeting.

David Stolfus thanked everyone for coming to the meeting. He thanked staff and Tieranie she will be missed.

Brad Letner told Tieranie she made some great improvements, and he wished her the best. He told everyone to have a positive attitude. He stated appreciation to all the staff.

Cherie Boyd thanked everyone for coming and told Tieranie she will be missed. She reminded everyone that we have a great community and a great place to live.

Bill Scott thanked Paul Stanton for his work on the Lake Committee. He also thanked Tieranie and all employees and Brian Hurst for taking the position of President.

Brian Hurst God Bless and thank you for coming.

ADJOURNMENT

The meeting adjourned at 7:35 PM.