



OPEN SESSION MINUTES
BOARD OF DIRECTORS MEETING
MARCH 28, 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 not present
Alfred Logan, Director Public Safety

OTHERS

1. CALL TO ORDER

Garcia called the meeting to order at 6:00 PM followed by the Pledge of Allegiance.
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.

No comments.

3. SECRETARY'S REPORT

Motion by Stanton and seconded by Smith to approve the minutes of the Open Session Meeting February 28, 2017. Motion passed 4-0-3 absent Huntingford, Tasker, and Keith.

4. GOVERNMENT AGENCY REPORTS and OTHER REPORTS

Representative from the office of Assemblyman Jay Obernolte

The representative gave updates on the Bills that Obernolte supports and/or does not support. The Bills that have passed or failed and any Bills in the near future were also reported on.

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

Don Holland reported on the Annual Veterans Resource Fair in Apple Valley on June 1st. Victorville will pay for a walkway on the east side of the parkway at the archway monument. Lovingood opposes the proposed increase from CSA 64. Submit your letter of opposition on the increase by April 4th. Be sure to include your name and APN# on the letter.

Tim Millington, Division Manager Special Districts San Bernardino County

No representative present.

Deputy Malcolm Page, San Bernardino County Sheriff

Deputy Page reminded everyone to lock your vehicles, your doors and windows of your home and close your garage door. Secure your properties and keep your eyes open for anything suspicious.

Battalion Chief Bill Mahan, San Bernardino County Fire Station 22

No representative 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 Smith and seconded by Stanton to approve the contested and uncontested violations presented and issue the citation fine notices. Motion passed. 4-0-3 absent Huntingford, Tasker, and Keith.

6. TREASURER'S REPORT

Receive and File the Treasurer's Report dated February 28, 2017

Motion by Smith and seconded by McCoy to receive and file the Treasurer's Report dated February 28, 2017. Motion passed. 4-0 -3 absent Huntingford, Tasker, 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

Stanton reported that the manual will go to legal counsel this week for review.

8. Park Improvement – Updates

The park plan is on a temporary hold until there is some discussion with Little League. The bid has been received for the grading and irrigation phase in the amount of \$330,000.

9. Rental Requirements Rule #3 Updates

The draft of the rule is out for review. A meeting is scheduled On April 3rd at 6:00 PM at the Equestrian Clubhouse for comments, review of comments collected and possible action of Rule #3.

10. Resolution to Lien 54 Properties

Motion by Smith and seconded by Stanton to approve the Resolution to record Liens of 54 properties.
Motion Passed 4-0-3 absent Huntingford, Tasker, and Keith.

11. Implementation of Auditor's Recommendations

Motion by Smith and seconded by Stanton to implement the auditor's recommendations on investments, closing of PWB Reserve account, and transferring of funds to reduce exposure to FDIC insurance.
Motion passed 4-0-3 absent Huntingford, Tasker, and Keith.

COMMITTEE REPORTS

Architectural – Bob Teran reported on the number of projects submitted and there status.

Citation-Shirley Sedam reported on the citation meeting and there were no appeals.

EQ Estates-Jennifer Smith stated the last meeting did not meet quorum. She stated that maintenance is doing a great job. They are working on an event with the Sheriff's posse. Neighborhood Watch has planned a clean-up day with a pot-luck. Follow-up
John Smith added he would like to add funds to upgrade Playfair Park with at least power so that Association events may be held at the park.

Lake-no report

Garcia stated he is frustrated over no reports from the committee and may need to disband the committee.

Community Planning Committee-Jeri Lawrence encouraged the committees to visit other committee meetings. A lot of hard work has gone into the park plan, hopefully it's not on hold very long.

Community Task Force-No report

12. BOARD CORRESPONDENCE

- a. Parking Lots in Commercial/Retail Centers and The Country Club
Maintenance enforcement of the of these areas

The country club is separate from the association. The association has no control over the country club. They do not pay dues and they are not on association property. The Association can apply the Architectural Guidelines to the commercial centers on SVLA properties; however, Glenn reported that these businesses have been slow to respond to SVLA's suggestions. A separate retail/commercial arch manual will be written to give these areas additional guidelines to follow and address compliance. The Association should continue to encourage the businesses and commercial property owners to clean-up the areas and let the owners know that additional guidelines will be written regarding commercial properties.

13. 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

14. GENERAL MANAGER'S REPORT

Glenn Grabiec

15. BOARD OF DIRECTOR'S COMMENTS

McCoy-Fishing areas look great, thanks to Dennis and all of operations for their work. Thanks to staff for the Artic Dive. It was a small turnout but still a great event. The Camp-out is in April. Be sure to sign up and come out and enjoy.

John Smith-The EQ Estates neighbors want to share their area with the rest of the community by having some events in their area. The parks will need some upgrades to do events in the EQ Estates. Stay informed and he encourages everyone to be involved in the community and with local leaders. Code Enforcement is doing a great job; he even got a courtesy notice.

Amy Stanton-Things are going well. Arch manual is getting closer. Meadowlark park plan is only on a temporary hold. Just need to work out a couple things and then back on track.

Steve Garcia-Great job to staff. A lot of things are getting done. Be sure to come to the meeting on April 3rd regarding Residency Rule #3.

Immediately following the Board Meeting was a Meet and Greet of the Candidates for the Board Elections in April.

16. ADJOURN

Motion by Smith and seconded by McCoy to adjourn at 7:00 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 March 27, 2016. The Board addressed the following:

- Approved the Executive Session meeting minutes of February 27, 2017.
- Member discipline, citations, collections, Fines, Use of Amenities
- Legal Issues- problem properties, Lawsuit Claims, Resolution to Record 2 Notice of Defaults, Rental Rule #3
- Contracts – Arch Manual and Park, the Breeze, lake coving
- Personnel

Respectfully Submitted by:

Jeanene 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:

Christopher Huntingford, Secretary SVLA Board of Directors