



OPEN SESSION MINUTES
BOARD OF DIRECTORS MEETING
APRIL 25, 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 arrived after start of meeting
☒ Jonathan Tasker, Director
☐ Loran Keith, Director

STAFF

Glenn Grabiec, General Manager
Jeaneen Beam, Director Administration & HR not present
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 which was 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.

3. SECRETARY'S REPORT

Motion by Stanton and seconded to approve the minutes of the Open Session Meeting March 28, 2017. Motion passed 5-0-2 absent Keith and McCoy.

Motion by Stanton and seconded to approve the minutes of the Special Open Session Minutes April 3, 2017. Motion passed 5-0-2 absent Keith and McCoy.

4. GOVERNMENT AGENCY REPORTS and OTHER REPORTS

Representative from the office of Assemblyman Jay Obernolte
Don Holland, Policy Advisor to 1st District Supervisor Robert Lovingood
Deputy Malcolm Page, San Bernardino County Sheriff
Battalion Chief Bill Mahan, San Bernardino County Fire Station 22

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 and seconded to approve issuing citation notices as modified. Motion passed 6-0-1
absent Keith.

6. TREASURER'S REPORT

Motion by Smith and seconded to Receive and File the Treasurer's Report dated March 31, 2017.
Motion passed 6-0-1 absent 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. Community Service District - Presentation

Presentation was postponed.

8. Park Improvement – Updates

Request from community for an itemization of money allocated thus far toward the park project.

9. Architectural Manual – Updates, Discussion and Action

Motion by Stanton and seconded to accept the Architectural Guidelines to be put out for 30 day review
by members. Comments can be submitted by email or in writing. Motion passed 6-0-1 absent Keith.

10. Bad Debt Write-Off of 4 Accounts

- a. Acct# 47738-01
- b. Acct# 38485-02
- c. Acct# 38216-01
- d. Acct# 37385-01

Motion by Smith and seconded to write-off the 4 accounts listed as bad debt. Motion passed 6-0-1 absent Keith.

11. Planning Committee Board Action Item – Media/Lounge Room

Input was given from Staff. Glenn will prioritize staff's recommendations for the next meeting.

COMMITTEE REPORTS

Architectural – Bob Teran reported that 47 new projects were approved (2 of which were completed prior to approval) and 6 projects were denied.

Citation – Shirley Sedam reported 29 citations were reviewed.

EQ Estates – Jennifer Smith reported on happening in the EQ and the next meeting will be May 16th.

Lake – no representative was present

Community Planning Committee – Jeri Lawrence spoke about the different projects the committee is working on.

12. BOARD CORRESPONDENCE

- a. None

13. MANAGEMENT TEAM REPORTS

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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 presented a plaque to Jonathan Tasker on behalf of the Association for his service and dedication to the community. Jonathan served for 5 ½ years as a Director on the Board. Thank you so much!

Amy Stanton and John Smith were presented a pen and pencil set in appreciation of their 2 years of service on the Board.

15. BOARD OF DIRECTOR'S COMMENTS

Each Board member will be called on for comments

16. ADJOURN

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 April 24, 2017. The Board addressed the following:

- Approved the Executive Session meeting minutes of March 27, 2017.
- Member discipline, citations, collections, Fines, Use of Amenities, Commercial Properties
- Legal Issues-Lawsuit Claims, Resolution to Record 1 Notice of Default, insurance requirements
- Contracts – Arch Manual and Park, lake coving
- Personnel

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.
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Approved by:

Christopher Huntingford, Secretary SVLA Board of Directors