



OPEN SESSION MINUTES
BOARD OF DIRECTORS MEETING
JULY 25, 2017 6:00 PM
MEADOWLARK HALL
12975 ROLLING RIDGE DRIVE
SPRING VALLEY LAKE, CA 92395

Notice of meeting: The Board of Directors of the Spring Valley Lake Association meeting is scheduled for Tuesday, July 25, 2017 at 6:00 p.m. in the Community Center, Meadowlark Center, 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
☒ Loran Keith, Director
☒ Steve Orr, Director

STAFF

Al Logan, Interim General Manager
Jeaneen Beam, Director Administration & HR
Dennis Teece, Director of Operations
Paul Beam, Director Community Services not present
Lisa Hartley, Interim Director Public Safety

OTHERS

1. CALL TO ORDER

Garcia called the meeting to order at 6:05 PM
Pledge of Allegiance was led by Steve Garcia
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.

Dennis Verhagen read a letter thanking PSD for the great job they do.

Jeff Smith commented on the turning in and out of the community on Yates due to the Yucca Loma Bridge.

Jeff Bridges asked if tenants have to pay membership.

3. SECRETARY'S REPORT – Approval of Meeting Minutes

Motion by Huntingford and seconded by Stanton to approve the minutes of the Open Session Meeting June 27, 2017. Motion passed 7-0.

4. GOVERNMENT AGENCY REPORTS and OTHER REPORTS

Representative from the office of Assemblyman Jay Obernolte

Isis Fuentes reported on the status of some Assembly Bills and Senate Bills. Also updates on projects and committees Assemblyman Obernolte is serving on.

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

Don Holland reported on the Yucca Loma Bridge and some of the concerns regarding ingress and egress from the community. He would like to see a survey from the property owners regarding this issue. Also concerns of speed and safety on Yates. CHP and Sheriffs are issuing citations and patrolling the area. The summer edition of the newsletter from Supervisor Lovingood's office was also available.

Representative from San Bernardino County Sheriff

No representative present.

Representative from San Bernardino County Fire

No representative present.

Steve Samaras, Acting Deputy Director CSA 64

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

Motion by Smith and seconded by Huntingford to approve citations to be issued. Motion passed 7-0.

6. TREASURER'S REPORT

Receive and File the Treasurer's Report dated June 30, 2017

Motion by Smith and seconded by Keith to receive and file the Treasurer's Report dated June 30, 2017. Motion passed 7-0.

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 Task Force Assignment – Discussion and Action

Landlord/Tenant Amenity Use – Legal opinion has been submitted by legal counsel.

Motion by Smith and seconded by McCoy to turn the project over to the Community Task Force to research the possibility of property owners giving their amenity rights to their tenants. The task force is to research and submit recommendations to the board for the transferring of privileges. Motion passed 7-0.

8. Park Plan– Discussion and Action

Park plan was reviewed. All items requested were added, 2 full basketball courts, more shade structures added, a portable pickle ball to use on the basketball courts, bocce ball to be removed and relocated to the beach, and the splash zone removed at this time.

The first phase is to include groundwork, ball fields, tree line, and dog park.

Several property owners spoke about concerns, requests and comments about the plan.

Motion by Garcia and seconded by Huntingford to get proposals for phase one, and an itemized list of items and costs. Motion passed 7-0.

9. Community Media/Lounge Room/Break Room – Discussion and Action

The plan was reviewed. Most of the work will be done in-house except for the new doors. Estimated costs need to be included in the proposed budget.

Motion by McCoy and seconded by Stanton to move forward with the project not to exceed \$10,000.00. Motion passed 7-0.

Smith requested a RFP (Request for Proposal) for ADA compliance and to make entrance doors powered or powered assist for ADA.

10. Resolution & Policy Code of Conduct for Board of Directors – Action

Motion by Smith and seconded by McCoy to table. Motion passed 7-0.

11. Committee Assignment Applications – Action

Motion by Huntingford and seconded by Smith to approve the two applications submitted for the Budget Review Committee. Motion passed 7-0.

12. Architectural Committee Chairperson Assignment – Action

Motion by Stanton and seconded by Smith to approve Carol Felix as the Chairperson for the Architectural Committee. Motion passed 7-0.

13. SVLA Association Office Hours – Discussion

The Board wants to be sure the needs of the community are being met with the hours the AO is open. Would like to see a survey put out to the community for comments. Logan will have info posted on how business can be conducted remotely when the office is closed.

14. Yucca Loma Bridge/ Left Turn – Updates

Originally the majority of property owners did not want to allow traffic left turns from Yates. There was a concern of extra traffic on the parkway. Yates was designed to limit traffic into the community. Possibly the needs have changed. The issue of left turns into and left turns out of the community onto Yates will be put out for comments.

15. Equestrian Safety Issues

The issue of horse breeding on association property was discussed. The issue has been resolved and a rule has been put in place to not allow horse breeding on association property. The rule will be included with the boarding contract.

16. CAIR Committee Action Item Request 17-07-01 – Discussion and Action

Lake Committee requests \$300 for a Carp Derby. The money will be used for prizes.

Motion by McCoy and seconded by Smith to approve \$300 for the carp derby to be used for prizes. Motion passed 7-0.

17. CAIR Committee Action Item Request 17-07-02 – Discussion and Action

Lake Committee requests Spill Armor and Trash Rake

The spill armor is like a sock that gathers oil and fuel. These are good tools to have. These items were referred to Teece. They would be great tools for maintenance. The association needs to look into purchasing.

18. Budget Presentation and Approval Meeting – Action

Motion by Smith and seconded by Stanton to schedule the Budget/Homeowner Budget meeting for Saturday, August 12th at 10:00 AM. The purpose of the meeting is to present the budget and take action. Motion passed 7-0.

The meeting place will be the EQ Clubhouse.

19. BOARD CORRESPONDENCE

The following items were comments from Members during the Open Forum at the Open Session Meeting June 27, 2017.

Stickers for the Horse trailers parked in the barn parking lot. Boarders are able to park their trailers in the lot but the committee would like to non-boarders to be able to park in the lot under certain circumstances.

20. COMMITTEE REPORTS

Architectural – Myron Becker reported 21 arch apps submitted, 1 extension and 3 new homes.

Citation – Shirley Sedam reported on the last citation meeting.

EQ Estates –Karina Rodriguez reported there are new officers for the committee. The next committee meeting is September 9th.

Lake – No comments, everything was discussed earlier in the meeting.

Community Planning Committee – Jeri Lawrence – reported the committee is working on a community garage sale, looking at the Breeze and concerns of the proposed water feature on the monument at the entrance of the parkway.

21. MANAGEMENT TEAM REPORTS

Director of Operations, Dennis Teece

Director of Community Services, report given by Dennis Teece

Interim Director Public Safety, Lisa Hartley

Director of Admin & HR, Jeaneen Beam

22. INTERIM GENERAL MANAGER’S REPORT

Al Logan

23. BOARD OF DIRECTOR’S COMMENTS

Steve Orr – No comments.

Loran Keith – No comments.

Christopher Huntingford – Thanks for staying for the meeting. The feedback from the community has been great; it lets the Board know what the wants and needs of the community are. Thanks to the Planning Committee for all their hard work on the park plan.

Rob McCoy – He gave credit to Huntingford for all the hard work on the park plan. Thanks to Logan and staff for the great job they do.

John Smith – Participation is important in the budget process. Thanks to Logan for all the work he's getting done. Good to see the park plan moving forward.

Amy Stanton – Thank you to the community for comments. Impressed with Logan and staff getting so much done.

Steve Garcia – Thank you to Logan for your approach in the GM position and for recognizing staff.

24. ADJOURN

Motion by McCoy and seconded by Smith to adjourn the meeting at 8:20 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 July 24 26, 2017. The Board addressed the following:

- Approved the Executive Session meeting minutes of June 26, 2017.
- Member discipline, citations, Fines, Associate members/Use of Amenities, committee members
- Legal Issues-Lawsuit Claims, rental residency rule #3, Board training and conduct, lake coving
- Contracts – Park plan, lot for sale,
- 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.

Approved by:

Christopher Huntingford, Secretary SVLA Board of Directors