



OPEN SESSION MINUTES
BOARD OF DIRECTORS MEETING
AUGUST 27, 2019 6:00 PM
MEADOWLARK HALL
12975 ROLLING RIDGE DRIVE
SPRING VALLEY LAKE, CA 92395

BOARD MEMBERS

☒ Rory Shannon, President
☒ Ryan Williams, Vice-President
☒ Brian Bickhart, Secretary
☒ JoAnne Romero, Treasurer
☒ Deedee Garcia, Director **by phone**
☒ Lewis Ponce, Director
☒ Robert Read, Director

STAFF

Alfred Logan, General Manager
Jeaneen Beam, Director Administration & HR
Dennis Teece, Director of Operations
Lisa Hartley, Director Public Safety

OTHERS

1. CALL TO ORDER – Shannon called the meeting to order at 6:04 PM.

Pledge of Allegiance was led by the Cub Scouts.

Roll call was taken and recorded.

2. Executive Session Summary

Bickhart reported the following items were discussed in Executive Session: Insurance, appeals, citations, architectural variances, committees, any legal updates and personnel.

3. 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, 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. All persons must follow the Meeting Rules. You must state your name and address.

Joseph Brady spoke about the High Desert Survey, CSD, having money in the budget for youth, and if there is a file on him he wants a copy.

Larry Hoover spoke about the fiduciary duties of the board and that assessments need to be increased enough to keep amenities at a high level.

Ron Sweat asked about how members for the SVLA/SVLCC Task Force were selected, he would like to see neighborhood watch throughout SVL, the walking path in the park is nice but the sprinklers come on late in the morning.

Tricia R. has concerns with the spacing of the fencing around the dog park for small dogs.

Gary B. spoke about the two bars in the retail center across from the marina townhouses. The activities include fights and loud music. He also spoke about the picnic area in the marina. Will it be done soon?

4. SECRETARY'S REPORT – Approval of Meeting Minutes

Motion by Bickhart and seconded by Williams to approve the Open Session Meeting Minutes July 23, 2019. Motion passed.

5. GOVERNMENT AGENCY REPORTS and OTHER REPORTS

Field Representative from the Office of Assemblyman Jay Obernolte

No representative was present.

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

No representative was present.

Representatives from San Bernardino County Public Works

The paving project in SVL was awarded to Sully Miller. The project is being funded by SB1 Funding-Gas Tax. The project is to include paving of the roads, sidewalk repair where existing, ADA ramps and concrete work. ADA ramps will be the first items and should begin very soon.

Deputy Kleveno from San Bernardino County Sheriff Department

No stats to report. The Marina Lounge does have security on Friday and Saturday nights. Sheriffs will patrol the area when in the community. This area is a working project.

Officer Mumford California Highway Patrol

No representative was present.

Doug Nelson Battalion Chief San Bernardino County Fire

No comments.

Steve Samaras Division Manager CSA 64

No representative was present.

Casey McPherson Regional Parks San Bernardino

Mojave Regional Park has a lot to offer and is close to SVL. Come check it out. Check out the other county regional parks as well.

6. 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 Bickhart and seconded by Ponce to approve the violations to issue citation/fine notices as modified. Motion passed.

7. TREASURER'S REPORT

A. Receive and File the Treasurer's Report dated July 31, 2019

Motion by Romero and seconded by Ponce to receive and file the Treasurer's report of July 31, 2019.

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.

8. Budget Discussion

Logan recommended an additional \$120,000.00 added to the budget for the lake. The lake is the association's most important asset. The money will be scheduled for 2 phases and money will only be available upon board review and approval with complete plans.

Read requested \$10,000.00 for Youth Activities.

Motion by Williams and seconded by Bickhart to approve the budget as presented with an additional \$120,000.00 for the lake to be used as approved by the board. Motion failed.

Motion by Read and seconded by Williams to add \$10,000.00 to the proposed budget for youth activities as a separate line item. Motion passed.

Motion by Williams and seconded by Read to add \$120,000.00 to the proposed budget for the purpose of the lake to be used when approved by the board. Motion passed.

9. Resolution #1 Establishing the 2019-2020 Annual Budget

Motion by Williams and seconded by Read to approve Resolution #1 Establishing the 2019-2020 Annual Budget. Motion passed.

10. Resolution #2 Establishing the 2019-2020 Annual General Assessment

Motion by Williams and seconded by Romero to approve Resolution #2 Establishing the 2019-2020 Annual General Assessment in the amount of \$1139.00. Motion passed.

11. Resolution #3 Establishing the 2019-2020 Tenant/Associate Membership Fee

Motion by Williams and seconded by Ponce to approve Resolution #3 Establishing the 2019-2020 Tenant/Associate Membership Fee in the amount of \$569.50. Motion passed.

12. Resolution #6 Establishing the 2019-2020 Assessment Billing Process

Motion by Romero and seconded by Read to approve Resolution #6 Establishing the 2019-2020 Assessment Billing Process. Motion passed.

13. Lot Line Adjustment – Updates

Tom Steeno gave a follow-up presentation regarding the amount of property his client wishes to purchase. The property requested is part of the green belt but is unusable area.

Motion by Williams and seconded by Bickhart to approve the sale of the property. Read recused himself from the vote. Motion passed.

14. Committee Assignment Applications – Approval

1 – Equestrian Estates

1 – Architectural Committee

Motion by Williams and seconded by Bickhart to approve the 2 committee application presented. Motion passed.

15. Committee Guidelines Review - Update

Dennis Verhaegen gave an update on the rewrite of the guidelines. He is preparing the rewrite draft to be presented to the board.

16. Budget Committee Discussion

Motion by Robert and seconded by Romero to task the Budget Committee to create a process for the gathering of info for the budget each year and the process the committee will follow. Motion Passed.

17. Community Clean-up Day

The Board tasked the Coffee Club to work with the Equestrian Estates Committee to plan a community clean-up day.

18. Planning Committee - Updates

Motion by Williams and seconded by Garcia to put the Planning Committee in a dormant status until further notice. Motion passed.

19. Investment Recommendations

A. Reserve Account Money Market

Motion by Williams and seconded by Romero to approve the recommendations for the Reserve Account. Motion passed.

B. Excess Operating Account Money Market

This item was tabled.

20. Architectural Application Variances

Motion by Bickhart and seconded by Williams to have the Sub Committee assigned to review variances review the variance for the architectural application for the home on Anchor. Motion passed.

21. Executive Committee to Review Architectural Variances

Motion by Bickhart and seconded by Williams to form a Sub Committee to review variances for architectural applications; those serving on the committee will be Bickhart, Williams, and Ponce. Motion passed.

22. Task Force SVLA – SVLCC Updates

No discussion.

23. Rules & Regulations Parking Rule – Discussion

Rule 4.3 refers to parking in the driveway. The “word vehicle” needs to be removed. Update will be made and 30 day review.

24. Creating Basketball and Volleyball Leagues

Read asked to have discussion about this item at the September meeting.

25. BOARD CORRESPONDENCE

A. None

26. COMMITTEE REPORTS

Architectural Committee – Myron Becker reported there were 58 projects submitted in July.

Citation Committee – Shirley Sedam reported on the citations reviewed by the committee.

Community Planning Committee – No report

EQ Estates Committee – Karina Rodriguez reported things were going well. We have a new hay vendor. Come out to the Hoedown.

Lake Committee – Chris Hall reported the committee researched boat lengths and they recommend keeping the size limits as they are currently. They recommended that each new boat registered should be measured on-site during the inspection. The committee also suggests allowing a 3rd vessel to be registered. This would allow 2 vessels or 1 vessel and 2 PWCs.

27. MANAGEMENT TEAM REPORTS

Director of Operations, Dennis Teece

Director Public Safety, Lisa Hartley

Director of Admin & HR, Jeaneen Beam

Community Services Report submitted by Naomi Patterson

28. GENERAL MANAGER'S REPORT

Alfred Logan reported that the Code Enforcement annual inspections will continue until all properties have been inspected. Rental Rule citations are being issued. Thanks to staff for their work and support.

29. BOARD OF DIRECTOR'S COMMENTS

Lewis Ponce – It's a challenging job being on the board. He is enjoying it along with all the fascinating things going on.

Deedee Garcia – She apologized for not being at the meeting.

Ryan Williams – Thanked staff and the committees for their hard work. It has been a great summer.

Robert Read – Thanked everyone for staying for the entire meeting. He recognized Mariam our seasonal Life Style/Event Person for her great events.

Brian Bickhart – Thanked Logan and the committees for all their support.

JoAnne Romero – Thanked Dennis Teece for all his knowledge.

Rory Shannon – Thank you to staff.

30. ADJOURN

The meeting adjourned at 8:40 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 August 26, 2019. The Board addressed the following:

- Approved the Executive Session meeting minutes of July 22, 2019.
- Member discipline, citations, committees
- Legal Updates
- Contracts- none
- Personnel Employee

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:

Brian Bickhart