



OPEN SESSION MINUTES
BOARD OF DIRECTORS MEETING
SEPTEMBER 24, 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
☒ Lewis Ponce, Director
☐ Robert Read, Director

STAFF

Alfred Logan, General Manager
Jeaneen Beam, Director Administration & HR
Nick Gonzalez, Facilities Manager
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:

Monday, September 23, 2019, items discussed were Code Enforcement and Public Safety citations, legal, and contract regarding the AO updates.

Saturday, September 14, 2019, items discussed were personnel and legal issues.

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.

Larry Hoover spoke about fiduciary duties of board members and the importance of maintaining the association. Raising the assessments is important.

Barbara Hampton asked about rules for drones and are Airbnbs allowed? She also has a concern about not enough handicap parking stalls at the CB particularly in the morning for the classes.

4. SECRETARY'S REPORT – Approval of Meeting Minutes

Motion by Bickhart and seconded by Williams to approve Open Session Meeting Minutes of August 27, 2019. Motion passed.

5. GOVERNMENT AGENCY REPORTS and OTHER REPORTS

Field Representative from the Office of Assemblyman Jay Obernolte – no representative

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

Robert Lovingood will not run for re-election. Mr. Holland read a statement from Supervisor Lovingood. County has changed the ordinance on dumping which has given county code enforcement more authority to act on issues. A task force has been formed to improve safety on local highways. This includes 395 and will include increased patrol by CHP, air patrol, rumble strips and 4 foot dividers in some areas. Be sure to come out to the Apple Valley Air Show on Saturday, October 12th at the Apple Valley Airport.

Deputy Kleveno from San Bernardino County Sheriff Department – no representative

Officer Mumford California Highway Patrol – no representative

Battalion Chief San Bernardino County Fire

Station 22 was present and reported they have 3 MEs (Medic Engines) and OES at station 22 is receiving a new computer system.

Steve Samaras Division Manager CSA 64

Mr. Samaras reported on the meter change out that is ramping back up and the waste water system is running 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 Romero and seconded by Garcia to approve the citations as modified. Motion passed.

7. TREASURER'S REPORT

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

Motion by Romero and seconded by Williams to receive and fill the Treasurer's Report dated August 31, 2019. Motion passed.

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. Task Force SVLA – SVLCC Updates

Steve Garcia reported on the work of the task force. They are working on 4 possible solutions. A presentation will be made to the Board in the near future. A survey will be out soon please respond.

9. Board Action Item - BAI 19-09-01 Replacement of well #10

Motion by Garcia and seconded by Williams to approve BAI 19-09-01 Replacement of Well #10 not to exceed \$14,243.52. Motion passed.

10. Committee Action Item Request – CAIR 19-09-01 - Action

Lake Committee request to install 3 UV Filters – presentation was given by Chris Hall and Dennis Teece.

Motion by Garcia and seconded by Ponce to approve 3 UV filters not to exceed \$84,000. Motion passed.

11. The regular scheduled dates for the Executive and Open Session Meetings in November fall on November 25th and November 26th. These dates fall during the week of Thanksgiving and generally the attendance during the holiday week is very low. It is suggested to reschedule both meetings one week earlier. The changes would be as follows:

Motion by Williams and seconded by Romero to approve the following dates for the November meetings; Executive Session Meeting on Monday, November 18, 2019 and Open Session Meeting on Tuesday, November 19, 2019. Motion passed.

12. The regular scheduled dates for the Executive and Open Session Board Meetings in December fall on December 23th and December 24th. If there is a need to meet it is suggested to reschedule both meetings one week earlier. The changes would be as follows:

Motion by Williams and seconded by Ponce to approve the following dates for the December meetings if needed; Executive Session Meeting on Monday, December 16, 2019 and Open Session Meeting on Tuesday, December 17, 2019. Motion passed.

13. Architectural Fees Discussion/Action

New construction fee is currently \$1300.00 with \$1000.00 refunded at the end of the project. Contractors have been required to call in for inspection after the foundation is poured, this has not been happening. This inspection is to check set-backs and that it matches the plans approved.

The following change is recommended by the Architectural Committee and staff. New construction fee of \$5000.00 with \$3700.00 refunded at the foundation inspection at long as everything is to plans. At final inspection a second refund of \$985 refunded with everything passing inspection.

Motion by Bickhart and seconded by Romero to approve the new construction fee of \$5000.00 effective November 1. Motion passed.

14. Services and Use of Amenity Fees – Discussion/Action

It was recommended that fees for services and rental of facilities have an increase. The recommendation is approximately 5%.

Motion by Williams and seconded by Ponce to increase fees by approximately 5%. Motion passed.

15. Committee Assignment Applications – Approval

Motion by Williams and seconded by Romero to approve the Lake Committee submitted. Motion passed.

16. Committee Guidelines Review - Update

Dennis Verhagen reported that the draft is ready to be reviewed by the committees for any recommendations.

17. Annual Code Enforcement Inspections - Update

The inspections are moving into phase 4. There is a map on the web-site that marks the phases.

18. Community Clean-up Day

This item was tabled.

19. Architectural Services Agreement Association Office – Discussion/Action

Motion by Williams and seconded by Garcia to approve the agreement with the amount not to exceed \$15,750. Motion passed.

20. Rules & Regulations Parking Rule – Discussion/Action

Motion by Williams and seconded by Ponce to remove the word “vehicle” from the driveway parking rule. Motion passed.

21. Request for Exemption of Rental Rule – Discussion/Action

Motion by Williams and seconded by Ponce to deny the request. Motion passed.

22. SVL Ham Radio Club Request to Install Desk in Palm Room – Discussion/Action

Motion by Romero and seconded by Ponce to table for more research. Motion passed.

23. Youth Activity Committee – Update

Jackie Collins spoke about the committee and requested the Board to name her chairperson. Jackie was told that once the committee is formed the members will vote for the chairperson. She was directed to go to the association office and speak to Beam for direction.

24. TNN - Top Notch Networking

TNN is the associations IT vendor. Matt from TNN gave a presentation on tech updates.

25. BOARD CORRESPONDENCE

A. None

26. COMMITTEE REPORTS

Architectural Committee – Myron Becker reported the committee reviewed 67 new projects and 12 re-submits. 10 projects were denied. He also said staff liaison Valaysia is doing a great job.

Budget Review Committee – No representative present.

Citation Committee - Shirley Sedam gave the monthly update.

EQ Estates Committee – Karina Rodriguez reported the community clean-up date is to be determined. The committee has also discussed an evacuation plan for the barn area. On November 9th at 10:00 am a drill will take place. Bulk supply of water is needed for emergencies.

Lake Committee – Larry Hoover and Paul Stanton gave a presentation on Floating Wetland Treatment Islands.

27. MANAGEMENT TEAM REPORTS

Facilities Manager, Nick Gonzalez
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

29. BOARD OF DIRECTOR’S COMMENTS

JoAnne Romero – Thanked Assemblyman Jay Obernolte for all his hard work and wished him the best in his next adventure.

Deedee Garcia – Said she appreciates the Lake Committee and thank you to Nick Gonzalez.

Lewis Ponce – Thanked Steve Garcia and Paul Stanton for all their work and research for the projects they are working on.

Brian Bickhart – Welcome Dennis Teece to the Lake Committee. He also invited everyone to come to the Yacht Club's Casino Night on October 12th.

Ryan Williams – Thank you Nick Gonzalez and the Lake Committee for their hard work.

Rory Shannon – Thanked everyone for coming.

29. ADJOURN

The meeting was adjourned at 8:30 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 September 23, 2019. The Board addressed the following:

- Approved the Executive Session meeting minutes of August 26, 2019.
- Member discipline, citations, committees
- Legal Updates
- Contracts- Architectural Services Agreement for the AO
- 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

