



**OPEN SESSION MINUTES  
BOARD OF DIRECTORS MEETING  
APRIL 22, 2014 6:00 PM  
12975 ROLLING RIDGE DRIVE  
SPRING VALLEY LAKE, CA 92395**

**BOARD MEMBERS**

- Jeff Morgan, President
- Scott Eckert, Vice President
- Marvin Jobs, Secretary
- Ilene Bandringa, Treasurer
- Jonathan Tasker, Director
- Mike Visser, Director
- Kenneth Martell, Director

**STAFF**

Glenn Grabiec, General Manager  
Jeaneen Beam, Director Administration & HR  
Dennis Teece, Director of Operations  
Paul Beam, Director Community Services  
Alfred Logan, Director Public Safety  
Dee Dee Walker, Controller

**OTHERS**

**CALL TO ORDER**

Flag Ceremony - Pledge of Allegiance was led by the Cub Scouts

Roll call was taken and recorded.

**HOMEOWNERS OPEN FORUM**

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.

Mary Teran spoke about the two EQ lots for sale and would like the board to reconsider selling the lots. The two lots are used for parking of horse trailers when guests come to visit.

Ted Marshall would like the board to reconsider the no-wake zone.

I. SECRETARY'S REPORT

A. Approval of meeting Minutes

Motion by Jobes to approve the minutes of the Regular Open Session Meeting March 25, 2014; seconded by Bandringa. Motion passed 7-0.

II. CONSENT CALENDAR

A. Citations - Contested and Uncontested Violations presented to the Board for Approval to issue Citation-Fine notices.

Motion by Eckert to approve the violations presented to the Board to issue citation fine notices; seconded by Bandringa. Motion passed 7-0.

III. TREASURER'S REPORT

A. Received and File the Treasurer's Report dated March 31, 2014

Motion by Bandringa to accept and file the treasurer's report dated March 31, 2014; seconded by Tasker. Motion passed 7-0.

IV. DISCUSSION AND ACTION ITEMS

V.

*PROPERTY OWNERS 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.*

A. Committee Nominations and Resignations

1. none

B. Committee Assignment Applications submitted for consideration as a Committee Member for the year of June 2013-May 2014 -Motion

2. none

C. Water Purchase Update

Glenn Grabiec reported that escrow closed and the loan funded for the water purchase on Tuesday, April 22, 2014.

D. Tamarisk Market Place Update

Tasker stated that there is nothing new to report.

E. CAIR 14-04-01 Committee Action Item Request

1. Communications Committee – Committee Awareness Event

Jeri Lawrence reported that the committee would like to have an event were the community could come see what all the committees are about. This is to promote membership.

The Board will need to discuss this. It would have better attendance if it is planned with another activity.

F. Reschedule the May 2014 Executive Board Meeting

1. Regular scheduled Executive Board Meeting in May falls on Memorial Day;  
Proposed new date is Tuesday, May 27<sup>th</sup> at 5:00 pm this is before the regular Open  
Session Board Meeting in May

Motion by Visser to schedule the May Executive Session meeting on May 27, 2014 with the time to be determined after the election meeting; seconded by Eckert. Motion passed 7-0.

G. Write-Off of Bad Debt

1. Delinquent Owner Assessments Inactive Accounts – Total Write-off \$40,783.01

Motion by Bandringa to approve the write-off of the delinquent owner assessment inactive accounts in the amount of \$40,783.01; seconded by Martell. Motion passed 7-0.

H. Liens/Collections

1. List of 49 Accounts to be approved for Liens

Motion by Tasker to approve 49 accounts for Liens; seconded by Martell. Motion passed 7-0.

I. BAI 14-04-01 Overlay, Repair, Seal and Restripe The Parking Lots  
AO, CB, EQ, and Beach parking lots

Motion by Bandringa to approve the BAI 14-04-01 for Overlay, Repair, Seal and Restripe the Parking Lots at the AO, CB, EQ, and Beach parking lots; seconded by Visser. Motion passed 7-0.

J. BAI 14-04-02 Outboard Motor upgrades For Association Boats - Motion  
Up for replacement on the Reserves & the 2 stroke motors need replaced

Motion by Bandringa to approve BAI 14-04-02 for the Outboard Motor upgrades For Association Boats; seconded by Eckert. Motion passed 7-0.

K. Approval of the Reserve Study

Motion by Bandringa to approve the Reserve Study; seconded by Eckert. Motion passed 7-0.

L. Resolution Stating the Approval of the Purchase of Water Rights was Passed and Adopted

at the March 13, 2014 Meeting

Motion by Eckert to approve the Resolution for the Purchase of Water Rights ; seconded by Bandringa.  
Motion passed 7-0.

VI. *TABLED ITEMS FROM PREVIOUS MEETINGS*

A. Architectural Policy & Procedures Revision

1. This item was tabled from the previous meeting. Bandringa asked for discussion and updates, and the philosophy of the Architectural Manual revision. What direction does the Board see the manual going.

Eckert stated he wanted the community to keep the uniqueness. He does not want to see a cookie cutter community.

VII. COMMITTEE REPORTS

- A. Architectural - Penny Mickelson reported on the committees approvals and denials
- B. Citation – Shirley Sedam said that the rewrite of the Arch Manual will help with the citations.
- C. Communication – Jeri Lawrence said they are just waiting for the new web-site.
- D. Financial – Jim Carr had nothing to report at this time.
- E. Community Plan – Jeri Lawrence reported that the committee is working on the plans for the CB with Steeno Designs.
- F. EQ Estates – Mary Teran stated things are going well at the EQ. The committee is now meeting bi-monthly.
- G. Family Social – No report
- H. Lake – No report
- I. Public Safety – No report

VII. BOARD CORRESPONDENCE

- A. None

VIII. GOVERNMENT AGENCY REPORTS

- A. Don Holland Policy Advisor to 1<sup>st</sup> District Supervisor Robert Lovingood

Jeff Morgan was presented with a Certificate of Recognition for his service on the Board of Directors for Spring Valley Lake.

FEMA has lifted the ruling on designating SVLA in a flood zone.

IX. MANAGEMENT TEAM REPORTS

- A. Director of Operations, Dennis Teece
- B. Director of Community Services, Paul Beam
- C. Director Public Safety, Al Logan Director
- D. Administration & HR, Jeaneen Beam

X. GENERAL MANAGER'S REPORT

A. Glenn Grabiec presented gifts of recognition to Jobes, Visser, Eckert and Morgan to thank them for their time and service on the SVLA Board of Directors.

XI. BOARD OF DIRECTOR'S COMMENTS

A. Each Board member was called on for comments

Mike Visser – Jeff and Marvin you will be missed.

Kenny Martell – It has been great working with all of the Board; those leaving will be missed.

Jon Tasker – Thank you for coming; those leaving the Board will be missed.

Marvin Jobes – Thank you to staff and the Board for all your effort and hard work.

Scott Eckert – It's been great serving on the Board, working with the Board and with the staff. Jeff thanks for your leadership and guidance. Thank you for coming.

Ilene Bandringa – Thank you for coming, thanks to the committees, be sure to reapply. Thank you to Marvin and to Jeff for your service. Good luck to Scott and Mike in the election.

Jeff Morgan – Thankful for being able to serve, thank you to the Board for all their hard work. SVLA is a great community. Thank you!

XII. ADJOURN

Motion by Eckert to adjourn; seconded by Bandringa. Meeting adjourned at 7:15PM.

EXECUTIVE SESSION DISCLOSURE

*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 21, 2014. The Board addressed the following:*

- Approved the Executive Session meeting minutes of March 24, 2013.
- Member discipline, appeals and citations, collections, committees, liens, Notice of Defaults
- Contracts- Lake Consultant
- Personnel
- Legal Issues- Tamarisk Market Place, Insurance

Respectfully Submitted by:

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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:

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Robert McCoy, Secretary SVLA Board of Directors