

**SPRING VALLEY LAKE ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
Tuesday, December 20, 2011  
6:30 PM**

**Homeowner Input Session**

This is the time for homeowner input. If you wish to address the Board on a matter relating to the Association you may do so. In order to address the Board you need to so indicate by placing your name on the list of persons wishing to address the Board. If you have not yet done so please raise your hand and the list will be brought to you.

The time limit to address the Board is 3 minutes, subject to modification depending on the number of persons who wish to address the Board.

You may make general comments and/or ask a question or questions. If you ask a question and the answer is readily available it will be answered when you have finished addressing the Board. If it is not readily available it will be taken down and a written answer will be made available at the Association Office prior to the next meeting.

Please keep in mind that personnel matters and or legal matters cannot be discussed by the Board. Also a question which asks for specific factual information is more likely to be answered immediately than questions which request "why" answers.

Finally, keep in mind that while you have the absolute right to voice your opinion as to any action taken by the Board or staff no personal attacks are allowed and any attempt to make a personal attack will immediately forfeit your right to continue addressing the Board.

Dennis Verhagen – Asked about the questions that were asked at the previous Board meeting and when property owners can expect answers to questions asked at the Board meeting.

Pledge of Allegiance

**MINUTES**

**1. Call to Order –President – Kirt Mahlum**

**6:30 PM**

**A. Mahlum introduced Leo Riley the new General Manager, he will be in the office starting January 3, 2012.**

**2. Roll Call for Attendance**

<input checked="" type="checkbox"/> Kirt Mahlum	<input checked="" type="checkbox"/> Jeff Morgan
<input checked="" type="checkbox"/> Ernie Martell	<input type="checkbox"/> Ken Bodle
<input checked="" type="checkbox"/> Derek Couse	<input checked="" type="checkbox"/> Jonathan Tasker
<input checked="" type="checkbox"/> Ilene Bandringa	

### **3. Secretary's Report – Derek Couse**

A. Approval of Minutes -BOD Meeting on November 22, 2011

1. MOTIONED BY MORGAN TO ACCEPT THE MINUTES OF THE BOARD MEETING ON 11-22-11; SECONDED BY BANDRINGA. MOTION PASSED.

### **4. Treasurer's Report – Ilene Bandringa**

A. Financial Report November 2011

1. The report was deferred to the discussion of Bad Debt item 5C

### **5. Discussion and Action Items**

A. Community Enhancement Violation Review

1. A list of Citations - Contested and Uncontested Violations are presented to the Board for approval to issue citation-fine notices.

a. MOTIONED BY COUSE TO APPROVE THE LIST OF CITATIONS AS MODIFIED TO ISSUE CITATION-FINE NOTICES; SECONDED BY MORGAN. MOTION PASSED.

B. (CAIR) Committee Action Item Request

1. Architectural Committee Guidelines – Revision

a. MOTIONED BY BANDRINGA TO APPROVE THE GUIDELINES WITHOUT THE APPENDIXES; SECONDED BY COUSE. MOTION PASSED.

C. Write-off of Uncollectable/bad debt

1. MOTIONED BY COUSE TO APPROVE THE LIST OF WRITE-OFFS AND BAD DEBT AS OF 10/31/11; SECONDED BY MORGAN. MOTION PASSED.

D. Procedural Audit

1. ITEM HAS BEEN TABLED UNTIL THE GM IS IN PLACE

E. Appointing Auditor for the 2010-2011 Fiscal Year Audit

1. MOTIONED BY BANDRINGA TO APPOINT SBH & ASSOCIATES FOR THE 2010-2011 FISCAL YEAR AUDIT; SECONDED BY COUSE.

MOTION PASSED.

**F. Approval of Application for Architectural Committee**

1. DOUGLAS FULLER WAS APPROVED TO SERVE ON THE ARCHITECTURAL COMMITTEE

**G. BAI 11-12-01 Extension of Project Management Services for KWE Technology Group for Video Monitoring System Phase II**

1. MOTIONED BY TASKER TO APPROVE THE EXTENSION OF THE PROJECT MANAGEMENT SERVICES FOR KWE TECHNOLOGY FOR THE MONITORING SYSTEM; SECONDED BY MORGAN. MOTION PASSED.

**6. Old Business**

A. none

**7. Committee Reports – Chairs to be recognized for reports**

- a. Architectural
- b. Citation
- b. Communications – Dennis Verhagen reported Coffee & Conversation will be January 16<sup>th</sup> at 9:00 am
- c. Budget
- d. Community Plan
- e. EQ Estates
- f. Family Social Com
- g. Lake Com
- h. Public Safety

**8. Board Correspondences**

A. none

**9. Board of Directors Comments**

- A. Each Director was called on for comments
  - 1. Couse thanked the CC&R Committee for all their hard work
  - 2. Bandringa thanked the CC&R Committee for the great job and wished everyone a Merry Christmas and Happy New Year
  - 3. Martell thanked the CC&R Committee and wished all a Merry Christmas and Happy New Year

4. Tasker thanked the CC&R Committee and all that are working on the Wal-Mart issues
5. Morgan stated a fantastic job by the CC&R Committee, the Family Social Committee on all the activities and to Paul on the Breakfast with Santa
6. Mahlum thanked the CC&R Committee for their hard work and wished all a Merry Christmas and a Happy New Year

**10. Management Team Reports**

- A. Dave Osborn– Public Safety Director
- B. Paul Beam – Acting Community Services Director
- C. Dennis Teece – Operations Manager
- D. Jeaneen Beam – Executive Assistant Administrative Director

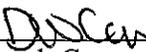
**11. Megan Blehr—Acting General Manager**

**12. Next Regular Board Meeting January 24, 2012– 6 PM**

**13. Adjourn**

A. MOTIONED BY COUSE TO ADJOURN; SECONDED BY MORGAN.  
MOTION PASSED. THE MEETING WAS ADJOURNED AT 7:20 PM.

An Open Town Hall Meeting immediately following the meeting. This is an opportunity to state any concerns or ask questions that you may have.

  
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Derek Couse, Secretary

Executive Session included:

Citation Appeals by property owners  
Legal Issues