



OPEN SESSION MINUTES
BOARD OF DIRECTORS MEETING
FEBRUARY 25, 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 of Community Services
- Alfred Logan, Director Public Safety
- Dee Dee Walker, Controller

OTHERS

CALL TO ORDER - Morgan called the meeting to order at 6:00 PM

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.

Joseph Brady addressed the Board regarding issues of crime, rights as a property owner and receiving responses from the Board.

Larry Hoover addressed the Board regarding concerns about the lake.

Jeff Smith spoke about buying water rights and his concerns

I. SECRETARY'S REPORT

A. Approval of meeting Minutes

MOTION 2014 Motion by Jobs to approve the regular Open Session Meeting Minutes of January 28, 2014; seconded by Bandringa. Motion passed 6-0. Absent – Visser.

II. CONSENT CALENDAR - MOTION

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

MOTION 2014 Motion by Bandringa to approve the violations presented to the Board for approval to issue citation fine notices as modified; seconded by Eckertl. Motion passed 5-0. Abstained – Martell, Absent – Visser.

III. TREASURER'S REPORT

A. Received and File the Treasurer's Report dated February 28, 2014

MOTION 2014 Motion by Bandringa to accept and file the treasurer's report; seconded by Tasker. Motion passed 6-0. Absent – Visser.

IV. DISCUSSION AND ACTION ITEMS

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

1. None

B. Finance Committee Charter Approval

Motion 2014 Motion by Eckert to approve the Finance Committee Charter; seconded by Bandringa. Motion passed 6-0. Absent – Visser.

C. Tamarisk Marketplace Updates

Nothing new to report

D. Water Purchase Update

Loan is approved and the association is looking for water rights to purchase

E. Budget Process Discussion

Eckert reported that a plan is being put together to make the budget process work better

F. Lake Consultant Approval

Motion 2014 Motion by Eckert to direct the GM to seek bids for a Lake Consultant; seconded by Bandringa. Motion passed 6-0; Absent – Visser.

G. Quarterly Financial Review (QFR) Discussion

A plan was proposed to review the budget quarterly and the results would then be placed on the web-site.

H. Reserve Review / Discussion

Lake Coving will be included in the reserve study. Working with the company that does the Reserve Study for suggestions on how to show the costs of repair over a period of time and how this should be reflected in the reserves.

I. Resolution #10 Establishment of Record Date for the April 26, 2014 Board of Directors Election

Motion 2014 Motion by Tasker to approve Resolution #10 Date of Record March 21, 2014 for the April 26, 2014 Board of Directors Election; seconded by Eckert. Motion passed 6-0, Absent – Visser.

J. Resolution #11 Voting of Association Properties for the April 26, 2014 Board of Directors Election

Motion 2014 Motion by Eckert to approve Resolution #11 Voting of the Association Properties for the April 26, 2014 Board of Directors Election; seconded by Tasker. Motion passed 6-0, absent – Visser.

K. CAIR 14-02-01 Communications Committee-Information Request
Subject: SVL Web-site Update

GM Grabiec reported that the web-site format is still being worked on. Not satisfied with the first draft.

L. CAIR 14-02-02 Planning Committee-Action Request Median Design

GM Grabiec reported 3 different plans are being worked on for the median; working with the Mohave Water Agency

M. CAIR 14-02-03 Communications Committee-Action Request Committee Workshop

CAIR will be sent back to the committee for more information and clarification

V. TABLED ITEMS FROM PREVIOUS MEETINGS

A. CAIR 13-12-01 Equestrian Estates requesting Staff input at the Committee Meetings
Tabled at the January 2014 BOD meeting for input from the General Manager

The Board gave discretion to the GM to assign employees to attend any committee meetings as he feels is necessary

B. CAIR 13-12-03 Lake Committee – Boat Slips/Marina Slips
Tabled at the January 2014 BOD meeting for staff input

No change in the fees – No action will be taken on CAIR 13-12-03

C. CAIR 13-12-05 Lake Committee – South Bay Area No Wake Zone
Tabled at the January 2014 BOD meeting; General Manager directed to seek out a lake expert to evaluate the lake and to extend the closure of the no-wake zone for up to 90 days.

The plan is to have a Lake Consultant in place by mid-March, once the consultant gives their expert opinion on the lake closure decisions will be made on the closure of the no-wake zone

D. CAIR 13-12-06 Lake Committee – Main Lake Family Boating Day
Tabled at the January 2014 BOD meeting for additional information

CAIR 13-12-06 is closed – no action will be taken

VI. COMMITTEE REPORTS

- A. Architectural - No verbal report for the meeting
- B. Citation – Shirley Sedam reported that things are going well with the committee
- C. Communication – Jeri Lawrence commented on the CAIRs regarding the web-site and committee training
- D. Financial – Jim Carr reported that Committee Charter is complete and moving in the right direction
- E. Community Plan – Jeri Lawrence reported on the median plan and the committee having input
- F. EQ Estates - No verbal report for the meeting
- G. Family Social - No verbal report for the meeting
- H. Lake – Larry Hoover invited everyone to attend the committee meeting the 2nd Wednesday of the month
- I. Public Safety - No verbal report for the meeting

VII. GOVERNMENT AGENCY REPORTS

Don Holland, Field Representative from 1st District Supervisor Robert Lovingood's office was introduced.

VIII. BOARD CORRESPONDENCE

- A. none

IX. MANAGEMENT TEAM REPORTS

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

X. INTERIM GENERAL MANAGER'S REPORT

- A. Glenn Grabiec

XI. BOARD OF DIRECTOR'S COMMENTS

- A. Each Board member was called on for comments

Jonathan Tasker - Thank you for attending; be thoughtful during the elections and read each statement carefully take voting seriously this is your community

Ilene Bandringa – Thank you for coming and thank you to the committees and volunteers

Marvin Jobses – Thanks for coming and thanks to staff , GM and committees

Kenneth Martell – Thanks for coming and thanks to the staff and the GM

Scott Eckert – Thanks for coming; be mindful and careful when you vote; happy to speak to anyone that has questions regarding the water purchase, and moving the repeater to the new location is a great thing and thanks for attending

Jeff Morgan – Thanked everyone for attending and recognized a local Boy Scout for his community service.

XII. ADJOURN

Motion by Tasker to adjourn; seconded by Eckert. Meeting adjourned at 7:40 PM.

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 February 24, 2014. The Board addressed the following:

- Approved the Executive Session meeting minutes of January 27, 2014.
- Member discipline, appeals and citations, collections, committees
- Legal issues
- Insurance
- Contracts
- Personnel concerns

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 March 13, 2014. The Board addressed the following:

- Contracts for the water purchase, lake management, and association property

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:

Marvin Jobes, Secretary SVLA Board of Directors