



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

**BOARD MEMBERS**

- Scott Eckert, President
- Ilene Bandringa, Vice President
- Robert McCoy, Secretary
- Stephen Garcia, Treasurer
- Jonathan Tasker, Director
- Mike Visser, Director
- Kenneth Martell, Director

**STAFF**

- Glenn Grabiec, General Manager
- Jeanee 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 – Eckert called the meeting to order at 6:00 PM

Pledge of Allegiance

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.

No comments by homeowners.

**I. SECRETARY'S REPORT**

**A. Approval of meeting Minutes**

Motion by McCoy to approve the Regular Open Session Meeting Minutes of June 24, 2014; seconded by Visser. Motion passed 7-0.

## II. CONSENT CALENDAR - MOTION

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

Motion by Bandringa to approve the violations presented to the Board to issue Citation-Fine notices; seconded by McCoy. Motion passed 7-0.

## III. TREASURER'S REPORT

A. Received and File the Treasurer's Report dated June 30, 2014

Motion by Garcia to receive and file the Treasurer's report dated June 30, 2014; seconded by Bandringa. Motion passed 7-0.

## 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 Assignment Applications submitted for consideration as a Committee Member for the year of June 2014-May 2015 -Motion

1. See attached list and applications

Motion by Visser to approve all the applicants; seconded by Martell. Motion passed 7-0.

2. Appoint Committee Chairs for the Architectural & Finance Committee

Motion by Bandringa to approve Penelope Mickelson as chairperson to the Architectural Committee and Jim Carr as chairperson to the Finance Committee; seconded by Martell. Motion passed 7-0.

3. Committee Chair Meeting Date

A date has not been set as of meeting date; possibly sometime at the end of September

B. Water Purchase Update

The purchase of water rights has been completed.

C. Tamarisk Market Place Update

Tasker stated nothing new to report at this time

D. Marina Shade Covers – updates

1. Due to the cost and other restraints it is not the right thing to do at this time

E. Community Building upgrades

Gathering information on the cost of flooring, window coverings, paint and exterior upgrades to update and modernize the community building; this information will then be reviewed by the Board and Community Plan Committee.

F. Budget Process Timeline

1. Semi-Annual Homeowners Meeting scheduled August 23, 2014 at 10:00 AM

Grabiec gave a brief report on how Total Property Management serves the association and is instrumental in the budget process.

The timeline was reviewed for the budget process and timelines for approval, preparing the mailing, printing and distribution of the budget. The budget is to be distributed to the property owners 30 days prior to the start of the fiscal year which is November 1, 2014.

G. CAIR (Committee Action Item Request) Update

T this time all requests have been answered and closed out.

V. COMMITTEE REPORTS

A. Architectural – Penny Mickelson reported that things are going well

B. Citation – Shirley Sedam reported there seems to be a lot of compliance; if you receive compliance and are unsure of what needs to be done, call the office and ask.

C. Communication – No report

D. Financial – No report

E. Community Plan – No report

F. EQ Estates – Mary Teran reported on behalf of John Kurtz; things are going well, the committee is submitting CAIRs to the Board next month and putting together a list of requests for the budget

G. Family Social – no report

H. Lake – Larry Hoover gave an update on the committee's projects

VII. BOARD CORRESPONDENCE

A. None

## VIII. GOVERNMENT AGENCY REPORTS

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

Yucca Loma Bridge is ahead of schedule

Jeff Rigney from CSA64 reported that the median is being looked at by landscapers and public works are revising estimates for road paving.

## 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

E.

## X. GENERAL MANAGER'S REPORT

A. Glenn Grabiec

## XI. BOARD OF DIRECTOR'S COMMENTS

A. Mike Visser – Thank you for coming, he encouraged people to get involved in the community and join a committee

B. Steve Garcia – Thank you to staff for all the hard work put into the Family Festival

C. Ilene Bandringa – Thank you for coming, awesome job on the best firework show, thanks to all the committee members

D. Jon Tasker – Thank you for coming, invite your neighbors to the next meeting and activities, stated that in the 3 years of serving on the Board the association has the best GM and management team

E. Kenny Martell – Great fireworks show and activities for the Family Festival, Thank you for coming

F. Rob McCoy – Great Family Festival and fireworks show, great activities in a great community, working on getting the concerts back at the beach.

G. Scott Eckert – Great fireworks show great job to Paul and staff for the event, 4 of the management team now have their CCAM (Certified Community Association Manager) certificates, the budget process is underway for the new fiscal year, thank you for coming.

## XII. ADJOURN

Motion by Bandringa to adjourn; seconded by McCoy. The meeting adjourned at 7:30 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 July 21, 2014. The Board addressed the following:*

- Approved the Executive Session meeting minutes of June 23, 2014.
- Member discipline, appeals and citations, collections, committees, liens, Initiate Foreclosure
- Contracts- EQ lot, Aquatic rescue training
- Personnel
- Legal Issues- Tamarisk Market Place, Insurance, water purchase, access on lot

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