



**MINUTES of SPECIAL OPEN SESSION  
BOARD OF DIRECTORS MEETING  
JUNE 18, 2012 6:00 PM  
ROOM CB-3  
12975 ROLLING RIDGE DRIVE  
SPRING VALLEY LAKE, CA 92395**

<b>BOARD MEMBERS</b>	<input checked="" type="checkbox"/> Jeff Morgan, President <input checked="" type="checkbox"/> Scott Eckert, Vice President <input checked="" type="checkbox"/> Ilene Bandringa, Treasurer <input checked="" type="checkbox"/> Derek Couse, Secretary <input checked="" type="checkbox"/> Jonathan Tasker, Director (arrived at 6:05, left at 6:55) <input checked="" type="checkbox"/> Marvin Jobes, Director <input type="checkbox"/> Mike Visser, Director
<b>STAFF</b>	Leo Riley, General Manager Jeaneen Beam, Director Administration & HR Dennis Teece, Director of Operations Dee Dee Walker, Controller
<b>OTHERS</b>	

Morgan called the meeting to order at 6:00 PM  
Pledge of Allegiance  
Roll Call

#### 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.

#### DISCUSSION AND REVIEW

##### A. 2012 Reserve Study

Leo Riley gave a basic overview of what a Reserve Study is; it serves as a savings account for the association and preparing for the future. A Reserve Study is mandatory every year, every third year an outside company is brought in to do the study. Morgan stated that the Reserve Study is an important step in the process of the budget. Eckert had a presentation of graphs to further help explain the study and how the process works. The company that did the study is Association Reserves; they use a formula to determine the life and cost of items. They complete the study and if staff has concerns or has changes the changes would be noted in the study that the changes were not the

company's opinion.

Couse explained that the policy for items on the study is items are to have a value of \$5000.00 or more. If the value of the item is less \$5000.00 the money for repair or replacement comes from the general operating budget.

The following items were questioned and will be reviewed or removed from the reserve study:

320 – Pole Lights -EQ Remove

1801- Security Poles Remove

1805-Sound System review the useful life (yrs) seems it should have more years left

425-Metal Hay Barn review and/or remove based on cost of each barn

Asphalt 201- Look at useful life, seems there should still be some years left at some areas, also look at cost of concrete and the useful life of concrete vs. asphalt

110-Fishing Piers review and/or remove based on cost

912-Monitoring review and/or remove based on cost

1903 & 1904 review and/or remove based on cost

1915 & 1916 costs were explained

409-wood chips review and/or remove based on cost

1808-patrol cars how many are needed, are these the best cars for us, look at very closely  
Public Safety Committee will be making recommendations on the cars, look at vehicles that are closer in the range of \$24000.00

1900- Outboard Motors look at cost

Furniture 903, 908, 911 review and/or remove based on cost

304-& 320 Light poles for beach parks remove

404-picnic tables- review and/or remove based on cost

The items listed will be reviewed and changes made as needed. The revised study will be reviewed at a meeting scheduled in July.

ADJOURN

Motioned by Couse to adjourn, seconded by Bandringa. 6-0 Motion passed, the meeting was adjourned at 7:20 pm.

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 for the Board meeting conducted on April 24, 2012.**

Approved by:

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Derek Couse, Secretary SVLA Board of Directors