



**OPEN SESSION MINUTES  
BOARD OF DIRECTORS MEETING  
MAY 28, 2013 6:30 PM  
12975 ROLLING RIDGE DRIVE  
SPRING VALLEY LAKE, CA 92395**

**BOARD MEMBERS**

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

**STAFF**

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

**OTHERS**

**CALL TO ORDER**

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.

Frank Blaszcak – suggested to the Board to keep Glenn Grabiec as the General Manager

**I. SECRETARY'S REPORT**

A. Approval of meeting Minutes

**MOTION 2013**

Motion by Jobes to approve the Regular Open Session Meeting minutes of April 23, 2013; seconded by Tasker. Motion passed 6-0 Martell abstained.

MOTION 2013

Motion by Jobs to approve the Special Open Session Meeting minutes of April 27, 2013; seconded by Tasker. Motion passed 6-0 Martell abstained.

II. CONSENT CALENDAR - MOTION

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

MOTION 2013

Motion by Bandringa to approve the violations presented to the Board for approval to issue citation fine notices as amended; seconded by Tasker. Motion passed 7-0.

III. TREASURER'S REPORT

A. Received and File the Treasurer's Report dated April 30, 2013

MOTION 2013

Motion by Bandringa to accept and file the treasurer's report; seconded by Jobs. 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. Water Purchase Task Force Update

Eckert reported that 1250 ballots have been returned, almost half way there. There are replacement forms at the association office.

B. Resolution #16 Appointing Small Claims Representatives

MOTION 2013

Motion by Bandringa to approve Resolution #16; seconded by Tasker. Motion passed 7-0.

C. Committee Nominations and Resignations

1. Committee Guidelines

Bandringa explained the new guidelines.

Lisa Verhagen commented on the guidelines: Citation Committee is closed so prospective applicants will not be able to attend 2 meetings to be recommended as a member, and do the guidelines pertain to Ad-Hoc committees?

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

MOTION 2013      Motion by Bandringa to approve the Committee Applications listed below; seconded by Eckert. Motion passed 7-0.

**Architectural Committee**

Myron Becker  
Gabor Besze  
Carol Felix  
Penelope Mickelson - Chairperson

Mary Teran  
**Family Social**  
Myron Becker  
Su Kim  
Marie Samuelian

**Citation Committee**

Donald Nelson

**Finance Committee**

Paul Berger  
James Carr  
Robert Read  
Dennis Verhagen

**Communications Committee**

Jim Bell  
Frank Blaszcak  
Jeri Lawrence  
Julia Reed  
Dennis Verhagen  
Lisa Verhagen

**Lake Committee**

Jim Bell  
Frank Blaszcak  
Phillip "Ed" Grace  
Larry Hoover  
Pete Lawson  
Richard Stephan  
Steve Troup

**Community Plan Committee**

Carmen Aguirre  
Diane Holt  
Jeri Lawrence  
Robert Read

**Equestrian Estates**

Steve Beach  
Joan Bolinger  
John Kurtz

D. Tamarisk Market Place Update

Eckert gave an update on the hearing, Cory Briggs did a great job the hearing, we are waiting to hear the court's opinion whether there is enough to go to trial on the flood and traffic issues.

E. Economics & Politics, Inc. John Husing

It was recommended to the Board to use this company to do a survey on service calls for the Sheriff's based on owners onsite/offsite and who has more calls.

Grabiec gave a presentation based on the researched he did on onsite and offsite owners and calls for law enforcement service, he found that onsite owners had more calls for service to the sheriff's than offsite owners.

**BAI - Board Action Item**

- F. BAI 13-05-01      Seawall Beach Area of Diamond Head Condos
- MOTION 2013      Motion by Bandringa to approve BAI 13-05-01; seconded by Visser. Motion passed 7-0.
- G. BAI 13-05-02      Shade Structure
- MOTION 2013      Motion by Jobes to approve BAI 13-05-02; seconded by Bandringa. Motion passed 7-0.
- H. BAI 13-05-03      Architect for CB
- MOTION 2013      Motion by Eckert to approve BAI 13-05-03; seconded by Jobes. Motion passed 7-0.
- I. BAI 13-05-04      Meadowlark Park Tree Maintenance
- MOTION 2013      Motion by Visser to approve BAI 13-05-04; seconded by Eckert. Motion passed 7-0.

CAIR – Committee Action Item Request

- J. CAIR 13-05-01    Community Plan Committee - CB Architect

Approved as BAI 13-05-03.

- L. CAIR 13-05-02    Community Plan Committee - SVLA Dog Park

EQ Estates Board Liaison will take the request to the EQ Estates Committee for feed back

V. *TABLED ITEMS FROM PREVIOUS MEETINGS*

- A. CAIR 13-01-04    Community Pride Merchandise Submitted by Communications Committee  
 1. Tabled for more information, need to find a different source for the merchandise

Tabled until a permanent General Manager ca research

- B. CAIR 13-01-05-13    Planned Water Park at Meadowlark Park submitted by Community Plan Committee

1. Tabled and will be part of the plans to update the Community Building

Remove from the agenda and the Committee will resubmit with the plans for the community building improvements

- C. CAIR 13-04-01    Citation Committee Action Item Request to approve the

committee's Mission, Vision, and Goal Statements – Motion

1. Tabled from April 23, 2013 meeting

Remove from the agenda and the committee will be asked to resubmit

VI. COMMITTEE REPORTS

- A. Architectural-Penny Mickelson gave a monthly update on the projects submitted
- B. Citation- No verbal report for the meeting
- C. Communication-Dennis Verhagen thanked the committee for all their work
- D. Financial-Jim Carr said a meeting will be scheduled once a financial report from Total for May is received
- E. Community Plan-Jeri Lawrence thanked the board for approving the BAI for the architect, the committees goal is to improve the community
- F. EQ Estates- No verbal report for the meeting
- G. Family Social- No verbal report for the meeting
- H. Lake-Larry Hoover reported that certain items will be recurring on the committee's agenda for monthly reports
- I. Public Safety- No verbal report for the meeting

VII. GOVERNMENT AGENCY REPORTS

Ken Anderson Sr. Field Representative to Robert Lovingood Supervisor, 1<sup>st</sup> District explained the increase some people will see in property taxes

VIII. BOARD CORRESPONDENCE

- A. None

IX. MANAGEMENT TEAM REPORTS

- A. Director of Operations, Dennis Teece
- B. Community Services Manager, Paul Beam
- C. Director Administration & HR, Jeanene Beam

X. INTERIM GENERAL MANAGER'S REPORT and Public Safety Report – Glenn Grabiec

XI. BOARD OF DIRECTOR'S COMMENTS

- A. Each Board member was called on for comments

Martell-Truly amazed at everything that goes on behind the scenes to keep things going  
Tasker-Thanks for coming and we have a great Board to work with  
Jobes-Thanks to the committee members and bring a friend with you to the next meeting  
Bandringa-Thanks to the committee members and great to see everyone at the meeting

Visser-Lake looks good and thanks to Ken Anderson for attending the Board meetings  
Eckert-Be sure to fill out the water purchase ballot and thanks to Glenn and the staff  
Morgan-Be sure to carry your membership cards with you, you will be asked for them

XII. Adjourn

Motion by Visser to adjourn; seconded by Tasker. 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 May 28, 2013. The Board addressed the following:*

- Approved the Executive Session meeting minutes of April 22, 2013.
- Member discipline, appeals and citations, committees
- Legal issues
- Contract with Total Property Management, IT Contract, Economics & Politics, Inc Contract, Insurance Contract
- Personnel concerns

*In accordance with the state statute, notice is hereby given that the Executive Session Meeting of the Board of Directors was conducted on June 6, 2013. The Board addressed the following:*

- *Total Property Management Contract*
- *Personnel*
- *Citation & Finance Committees*
- *D&O Insurance Contract*
- *One Day Insurance Binders*

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:

\_\_\_\_\_  
Marvin Jobes, Secretary SVLA Board of Directors