



OPEN SESSION MINUTES
BOARD OF DIRECTORS MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, October 22, 2024 ~ 6:00 pm

BOARD MEMBERS	<input checked="" type="checkbox"/> Tim Craig, President <input checked="" type="checkbox"/> Paul Stanton, Vice President <input checked="" type="checkbox"/> David Stolfus, Secretary <input checked="" type="checkbox"/> Vicki Fitch, Treasurer <input type="checkbox"/> Brad Letner, Director <input checked="" type="checkbox"/> Steve Troup, Director <input checked="" type="checkbox"/> Dennis Verhagen, Director Alfred Logan, General Manager Janean Beam, Director Administration & HR *not present* Nick Gonzalez, Director of Operations Lisa Falcetti, Director Public Safety Clint Summers, Director Code Enforcement & Architectural Kayla Thomas, Community Engagement Specialist
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1. Call to Order at 6:06 PM.
2. Pledge of Allegiance
3. Roll call was taken and recorded.
4. Executive Session Summary
5. SECRETARY’S REPORT – Approval of Meeting Minutes

Motion by Stolfus and second by Stanton to approve the Minutes of the Open Session Meeting of September 24, 2024, as amended. Motion passed.

6. GOVERNMENT AGENCY REPORTS
 - Representative SVL MAC-Municipal Advisory Council San Bernardino County
No Representative Present.
 - Representative San Bernardino County Fire
No Representative Present.
 - Representative San Bernardino County Sheriff
Deputy Sanchez reported 247 total calls to dispatch. 237 calls medically related, 10 self-initiated calls, 21 reports taken, 5 arrests, and no trends to report.

7. COMMITTEE REPORTS

- Architectural Committee
Randy Dewey reported most of the applications are basic landscaping, painting, doors, repairs. Committee is asking for status on the bare dirt request and yard art.
- Citation Committee
Bill Walters reported the November meeting is October 29th. Requesting updates on the 3rd time citations.
- Communications Committee
Dan Barton spoke about the website and the help from Jay & Cherina. Great words for Kayla. Proud of all the employees. Be sure to fill out the surveys. We want to hear from the community. Seems to be concerns about actions in the board meetings. Members are frustrated with the way board members speak to other board members and talk down to each other. Discussion is good but there is a way to do it.
- Community Event Team
Donna Baker stated they are working on a mission statement and a new member welcome packet. The welcome packet is tabled until it is decided who should do the welcome packets. Great job to Kayla, thank you for all she does.
- EQ Estates Committee
David Stolfus - There was no meeting in October. But generally, the committee meets every other month/odd months on the 3rd Tuesdays.
- Finance/Budget Committee
Tim Craig – reported on the November 7th meeting for the Lake Committee Presentation. The Finance committee is restructuring some.
- Lake Committee
Randy Dewey reported the committee worked on the fish stocking orders. Discussion on the attenuators and preparing for the presentation. The committee is working in small groups to cover all the items to be covered.
- Gating the Community Task Force
No representative present.

8. CONSENT CALENDAR - MOTION

Citations – Code Enforcement and Public Safety Contested and Uncontested Violations presented to the Board for Approval to issue Citation-Fine notices.

Motion by Verhagen and seconded by Stolfus to approve the Code Enforcement and Public Safety violations presented to issue citation-fines. Motion passed.

9. TREASURER'S REPORT

A. Receive Treasurer's Report dated September 30, 2024

Motion by Verhagen and seconded by Stolfus to receive and file the Treasurer's Report dated September 30, 2024. Motion passed.

10. Resolution and Policy & Code of Conduct for BOD Tabled May-August

Motion by Craig and seconded by Stolfus to table. Motion passed.

11. PSD Legal Expectations

The parameters of what PSD can do and cannot do legally were discussed. Legally there are liabilities with PSD and their limits of what they can do. PSD also has many medical calls as they are first responders. They do what they are allowed to do until EMTs arrive on site. At that time they take over and PSD steps away.

12. Policies

A. Operating Policy-under review with the Board.

B. Contract Bidding Reserve Policy (sent to board and the Finance Committee for review & comments)

13. Reimbursements to Board Policy – Discussion

Motion by Craig and seconded by Troup to table. Motion passed.

14. Architectural Guidelines for Variance Items

Motion by Fitch and seconded by Stolfus to table. Motion passed.

15. Resolution on Budgeting and Reserves – Discussion

The Board will be working on this.

16. Investments Disclosure

17. Write Off of 7 Accounts Due to Foreclosed Properties 2024 FY
(Total Amount 7 Accounts = \$19,868.00)

Motion by Stanton and seconded by Troup to approve the write-off of the 7 accounts listed below. Motion passed.

- | | |
|----------------|----------------|
| A. Acct 468299 | D. Acct 467348 |
| B. Acct 470001 | E. Acct 470085 |
| C. Acct 468013 | F. Acct 467076 |
| | G. Acct 485870 |

18. Resolution to Record Assessment Lien Alterra

Motion by Craig and seconded by Fitch to table the lien on Acct 467600-APN 0444-372-05-0000.
Motion passed.

19. Board Action Item BAI 24-10-01 Commercial Christmas Tree

Motion by Craig and seconded by Verhagen to table. Motion passed.

20. Board Action Item BAI 24-10-02 Equestrian Center EQ Bridges

Motion by Fitch and seconded by Stolfus to approve as amended with 50% deposit. Motion passed.

21. Board Action Item BAI 24-10-03 Community Center Restrooms

Motion by Fitch and seconded by Stolfus to table. Motion passed.

22. Community Center Sound System BAI

Motion by Fitch and seconded by Stolfus to table. Motion passed.

23. PSD/CE Vehicles BAI – Update

This item has been passed on to the Finance Committee to review and recommendations.

24. CAIR Committee Action Item Request Yard Art

Tabled in August

Motion by Stanton and seconded by Fitch to table. Motion passed.

25. CAIR Committee Action Item Request Bare Dirt

Tabled in August

Motion by Stanton and seconded by Stolfus, roll call vote. Motion passed.

26. November and December Board Meeting Dates

Motion by Fitch and seconded by Craig to approve the recommendation below. Motion below.

Recommended to have a Resolution to schedule the November and December Board Meetings for the third week or week prior to the holidays each year. The dates for this current year are noted below. This resolution will be in perpetuity.

If in the future the Board would like to combine the monthly meetings and/or skip a meeting, they have that right.

The regular scheduled dates for 2024 for the Executive and Open Session Meetings in November fall on November 25 and November 26. These dates fall the week of Thanksgiving. Suggested dates are Executive Session November 18 and Open Session November 19.

The regular scheduled dates for the Executive and Open Session Board Meetings in December 2024 fall on December 23 and December 24. Suggested dates are Executive Session December 16 and Open Session December 17.

27. Board Election Discussion

28. Association Office Remodel- Update

29. LPO Lake Patrol Office – Update

30. Meadowlark Park – Updates

31. Open Session Board Meeting Thursday, November 7, 2024, 6:00 PM – Lake Committee Presentation

Prior to the 6:00 PM meeting there will be a question and answer informal meeting with up to 3 board members. Watch for details.

32. PROPERTYOWNERS OPEN FORUM

Please state your name and address. Each owner may address the board for up to 3 minutes. A director or manager may briefly respond to comments. 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, they 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.

33. BOARD OF DIRECTOR’S COMMENTS

Each Board member will be called on for comments.

34. ADJOURNMENT