



**OPEN SESSION MINUTES  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 22, 2015 6:00 PM  
12975 ROLLING RIDGE DRIVE  
SPRING VALLEY LAKE, CA 92395**

**BOARD MEMBERS**

Scott Eckert, President  
 Stephen Garcia, Vice-President  
 Amy Stanton, Secretary  
 John D. Smith, Treasurer  
 Robert McCoy, Director  
 Jonathan Tasker, Director \*\* out at 7:00pm  
 Mike Visser, Director

**STAFF**

Glenn Grabiec, General Manager  
Jeaneen Beam, Director Administration & HR  
Dennis Teece, Director of Operations  
Paul Beam, Director Community Services  
Alfred Logan, Director Public Safety

**OTHERS**

**CALL TO ORDER**

The meeting was called to order at 6:00 pm.

Pledge of Allegiance was led by Cub Scouts Pack 26 - Tigers

Roll call was taken and recorded.

**HOMEOWNERS OPEN FORUM**-Speakers must be Members or Associate Members. 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. You must state your name and address.

Don Sedam spoke about the Yacht Club Poker Run and Boat Float on October 3, 2015

## SECRETARY'S REPORT

### Approval of meeting Minutes

Motion by Stanton to approve the minutes of the Regular Open Session Meeting August 25, 2015; seconded by McCoy. Motion passed 7-0.

## I. GOVERNMENT AGENCY REPORTS and OTHER REPORTS

### A. Ross Sevy, District Director Office of Assemblyman Jay Obernolte

Mr. Sevy reported on several items that the Assemblyman Obernolte is working on; including no tax increase on transportation, Obernolte also has 5 more bills on the governor's desk.

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

Mr. Holland reported that the road repaving will start on September 28<sup>th</sup>. He also stated that there is a delay on the archway project; they are working on the issues and hope to get the project back on track.

### C. Dan Mejia, San Bernardino County Fire Battalion Chief

Chief Mejia reported that everyone needs to be proactive on their property regarding flooding. The fire department will most likely not be able to help with flooding.

### D. Deputy Dave Romero, San Bernardino County Sheriff

Deputy Romero had nothing to report.

## II. CONSENT CALENDAR - MOTION

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

Motion by Smith to approve issuing citation-fines for contested and uncontested violations; seconded by Stanton. Motion passed 7-0.

## III. TREASURER'S REPORT

### A. Received and File the Treasurer's Report dated August 31, 2015

Motion by Smith to Received and File the Treasurer's Report dated August 31, 2015; seconded by Garcia. Motion passed 7-0.

#### IV. DISCUSSION AND ACTION ITEMS

*MEMBERS OR ASSOCIATE MEMBERS 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. AGAIN, PLEASE STATE YOUR NAME AND ADDRESS.*

A. CAIR (Committee Action Item Request) 15-08-01 Renaming of the Community Building Request submitted by the Community Planning Committee

1. Tabled from August 25<sup>th</sup> - Renaming the Community Building – Discussion/Motion

Motion by Garcia to rename the CB to Spring Valley Lake Community Center; seconded by McCoy. Motion passed 7-0.

B. Approval of Committee Assignment Applications for the 2015-2016 Year – Motion

1. 1 Applicant for the Planning Committee

Motion by Smith to approve Mary Lou Jobes to the Planning Committee; seconded by Stanton. Motion passed 7-0.

2. 1 applicant for the Community Event Team

Motion by Smith to approve Gregory Heater to the Community Event Team; seconded by Tasker. Motion passed 7-0.

C. CAIR (Committee Action Item Request) 15-09-01 Meadowlark Park Redesign Multi-Phased Approach – Information Request by the Board

The Board reviewed the plan submitted by the committee, the committee was instructed to review the surveys submitted from property owners to see if the plan includes any of the results of the survey.

D. Resolution to Lien – Motion

1. 44 Properties delinquent in paying regular and/or special assessments

Motion by Smith to Lien the 44 properties listed due to assessment delinquencies; seconded by Garcia. Motion passed 7-0.

E. Write-off of 1 account – Motion

1. Acct# 35199-01 Write-off amount \$294.57

Motion by McCoy to write-off Account #35199-01 in the amount of \$294.57; seconded by Smith. Motion passed 7-0.

F. BAI 15-09-01 (Board Action Item) Fishing Area 8 Upgrade - Motion

Motion by Garcia to approve BAI 15-09-01 Fishing Area 8 upgrade not exceed \$171,454.00; seconded by Tasker. Motion passed 7-0.

\*\*\*\*\*Jonathan Tasker left the meeting at 7:00 PM\*\*\*\*\*

V. COMMITTEE REPORTS

- A. Architectural – Ilene Bandringa reported there were 39 projects for the month; on 9/02/15 several people met with the architect, Gary Wiggle, the new manual is heading in the right direction.
- B. Citation – Shirley Sedam reported that things are going well with the committee.
- C. EQ Estates – Mary Teran reported on the perimeter fencing, neighborhood watch, and would like to see the association logo represent the EQ Estates.
- D. Lake – no representative was present
- E. Community Planning Committee – Jeri Lawrence reported they have a great committee, they are working on several things including some events.

VI. BOARD CORRESPONDENCE

- A. Hank McGill – fishing area reconstruction

Hank was present to read his letter

VII. 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

VIII. GENERAL MANAGER'S REPORT

- A. Glenn Grabiec

IX. BOARD OF DIRECTOR'S COMMENTS

Mike Visser – thanked everyone for coming, a lot has been done this year with more on the table for next year, great job to the staff. Thanks to the AO staff for all they do. Him and Amy attended the employee appreciation which was well deserved.

John Smith – He said he is ecstatic to see the roads being paved.

Steve Garcia – Spoke about the paving of the roads and having a standardized logo, fishing areas are looking good.

Amy Stanton encouraged all to attend the Hoe-down, thanks to the staff

Rob McCoy – working on keeping the amenities up, appreciate all the good work being done, tentative Christmas parade on 12/12/15 and working on getting all the clubs involved.

Scott Eckert thanked everyone for coming and commented on Glenn’s article in the Vision magazine put out by CACM (California Association of Community Managers).

X. ADJOURN

Motion by McCoy to adjourn; seconded by Smith. The meeting adjourned at 7:45 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 September 21, 2015. The Board addressed the following:*

- Approved the Executive Session meeting minutes of August 24, 2015.
- Member discipline, citations, collections, Notice of Default, Initiate Foreclosure
- Legal Issues- problem properties
- Contracts - Pro-Active, fishing area 8, parkway paving & archway
- Personnel

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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Amy Stanton, Secretary SVLA Board of Directors