



**OPEN SESSION MINUTES**  
**BOARD OF DIRECTORS MEETING**  
**Meadowlark Hall Community Center**  
**12975 Rolling Ridge Drive**  
**Tuesday, September 27, 2022 ~ 6:00 pm**

<b>BOARD MEMBERS</b>	<p>x__ Brian Bickhart, President x__ Brian Hurst, Vice President x__ Lewis Ponce, Secretary x__ Cheri Boyd, Treasurer x__ Brad Letner, Director x__ Bill Scott, Director a__ JoAnne Romero, Director</p> <p>Alfred Logan, General Manager Janean Beam, Director Administration &amp; HR Lugo Quezada, Facilities Manager Lisa Falcetti, Director Public Safety/Lieutenant Cody Partridge Tieranie Hawkins Community Engagement Specialist</p>
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1. Call to Order at 6:02 pm by Bickhart.
2. Pledge of Allegiance was led by Letner.
3. Roll Call was taken and recorded.
4. Executive Session Summary –Lewis Ponce, Secretary

Minutes of the 8/26/22 Executive Session was approved. In addition, the following business was addressed: member discipline, Code Enforcement and Public Safety citations reviewed, and written appeals. Committee application reviewed and shade structures discussed. Contracts were discussed regarding the liquor license for the country club, Meadowlark Park, beach expansion, lake lowering, investments, cameras, and law enforcement. Under Legal rental rules were discussed, properties that are with legal, gating the community, and registration of hydra foils.

Motion by Letner and seconded by Hurst to approve Resolution to Record Notice of Default on 5 Accounts; APN #3088-142-15-0000 Acct #466311; APN #3088-231-67-0000 Acct #476998; APN #3088-381-14-0000 Acct #469696; and APN #0480-272-02-0000 Acct #467097; APN #3088-221-03-0000 Acct #468873. Motion passed.

Motion by Ponce and seconded by Hurst to approve Renewal of Judgment Case # SMCVS1201891, Alterra File #229790. Motion passed.

The Board authorized the Trustee Sale of Management File # 469276, Alterra File #507330.

The Board directed Alterra to continue to hold the file and monitor the Senior Lienholder's foreclosure activity Management Acct #469854 Alterra File #553096.

## 5. 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.

Property owners had questions and concerns regarding: Lake expenditures, slip fees, draining the lake, budget increase, disclosure packet mail date, splash pad is a good idea, having a pool doesn't seem like a good idea, architectural rules regarding a tree on every property, and boats and RV parking.

## 6. SECRETARY'S REPORT – Approval of Meeting Minutes

- A. Minutes Open Session Meeting of August 23, 2022
- B. Minutes Semi Annual Membership Budget Mtg August 27, 2022

Motion by Ponce and seconded by Boyd to approve the two sets of minutes listed above. Motion passed.

## 7. GOVERNMENT AGENCY REPORTS

- Steve Samaras Division Manager Dept Public Works CSA 64  
Mr. Samaras reported on his Operation Report for the month. He reported that the water table is healthy. We must follow the state guidelines for water usage and any drought issues. In October he will do a presentation regarding the Wastewater Treatment.
- Bill Walters Representative to SVL MAC-Municipal Advisory Council San Bernardino County  
Cheri Boyd reported on behalf of Bill Walters. The MAC Group has scheduled two townhall meetings regarding the speed humps.
- San Bernardino County Fire Department  
No representative present.
- California Highway Patrol  
No representative present.
- San Bernardino County Sheriff Department  
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 Hurst and seconded by Ponce to approve the violations presented. Motion passed.

9. TREASURER'S REPORT

Motion by Boyd and seconded by Hurst to Receive and File the Treasurer's Report dated August 31, 2022. Motion passed.

DISCUSSION AND ACTION ITEMS

10. APPROVAL Of The Resolutions 2022-2023 ANNUAL BUDGET Approved August 27, 2022

- A. Resolution #1 2022-2023 Annual Budget
- B. Resolution #2 2022-2023 Annual General Assessment
- C. Resolution #3 2022-2023 Tenant/Associate Membership Fees
- D. Resolution #6 2022-2023 Assessment Billing Procedures

Motion by Scott and seconded by Letner to approve Resolution #1, #2, #3, and #6 as listed above. Motion passed.

11. SVL (Bear Valley) Country Club Liquor License

Finishing up the paperwork for the liquor license. The process should be complete soon.

12. Meadowlark Park

Survey Results were very close for the 2 proposals. Drawing #2 received slightly higher votes. This plan includes Pickleball and the skatepark.

Property Owner Richard Pelton stated he would like to see the pump park included, and the skatepark should be 7,000 square feet.

13. Rental Rules

Short Term Rentals-At this time STR have not been an issue. When there is an incident PSD acts on it right away. PSD has a list of the Airbnbs that we are aware of and monitors them and reports any issues to Airbnb.

The Board will be exploring the registering of STRs along with a fee. Also, there may be fines for issues with the property related to STR.

14. Lake Lowering Updates

The water from the wells are off. The lake will lower at ½ inch per day and then increase to 1 inch per day until 60 inches have been reached.

15. Vessel Registration of Hydra foil/electric surfboards Rules Update

These items will be treated as PWC's (personal watercraft). With the addition to the rule of a bright colored helmet and a floatation vest.

16. Electronic Sign

Once the planning committee is up and running this will be an item for them to research and make a recommendation. Item was tabled.

17. Board Action Item BAI 22/09/01 Dock Replacement Phase 1

The BAI will be forwarded to the Lake Committee for review and recommendations.

18. Resolution to Record Subsequent Assessment Lien Acct # 469708

Motion by Boyd and seconded by Letner to approve the Resolution to Record Subsequent Assessment Lien Acct # 469708. Motion passed.

19. Write Off list for 2021-2022 FY Bad Debt 8 Accounts

Motion by Letner and seconded by Ponce to approve the write off list for 2021-2022 FY. Motion passed.

20. Committee Assignment Application

Motion by Scott and seconded by Letner to approve the Lake Committee application. Motion passed.

21. Camera Updates

Improvements are underway on several cameras. Clarity is improved and better clarity at night.

22. Internal SVLA Club Application Apex Hoops -Basketball

Motion by Hurst and seconded by Scott to allow 60 days to collect a list of interested participants with a temporary approval. Motion passed.

23. BOARD CORRESPONDENCE

Boarders of the EQ stalls had concerns with the fee increase. It was explained the increase was due to the cost of food and care of the horses and facility.

24. COMMITTEE REPORTS

- Architectural Committee – no representative present.
- Citation Committee – Paul Stanton reported the committee reviewed 64 citations which were then presented to the Board for action.
- Community Plan Committee – no representative present.
- EQ Estates Committee – no representative present.
- Lake Committee – no representative present.
- Gating the Community Task Force – Brian LeMaster, chairperson, reported the task force is working on an arial of the community and the proposed placement of gates. A soft draft is being prepared to present to the Board.
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## 25. MANAGEMENT TEAM REPORTS

Facilities Manager, Lugardo Quezada  
Director Public Safety, Lisa Falcetti / Lieutenant Cody Partridge  
Director of Admin & HR, Jeaneen Beam  
Community Engagement Specialist, Tieranie Hawkins

## 26. GENERAL MANAGER'S REPORT

Alfred Logan – Thank you to the Board. We have great amenities and want to ensure they are used by members and their guests only. The best way to make this happen is by better technology at the gates and entrances. This will be a focus in the near future.

## 27. BOARD OF DIRECTOR'S COMMENTS

Brad Letner spoke about the budget process. The focus is to have SVL be the safest, nicest, and greatest facilities place to live. Join a committee, get involved, understand how everything works. Thank you for coming.

Bill Scott agreed with Letner and the Board is doing their best to make it great. The Board is working hard to keep the community the best, be wise in spending, and cover the cost to keep us the best. Thank you to staff and welcome to the new committee member.

Cheri Boyd – Thank you for out to the meeting. Shout out to the employees and thank you for their hard work. Please come to the MAC Townhall meetings October 15<sup>th</sup> at 10:00 am and October 19<sup>th</sup> at 7:00 PM.

Brian Hurst – Thank you for coming to the meeting. Thank you to those that come to the meeting and ask questions and have comments. They do this because they care. A dues increase was necessary to keep things great. Everyone continues to work hard to make things great.

Lewis Ponce – Thank you for attending. Let's focus on the improvements.

Brian Bickhart – The closure of the lake is critical to do the repairs. Come out to the Yacht Club's Trunk or Treat on October 15<sup>th</sup>. The boat parade has been cancelled.

ADJOURN

The meeting was adjourned at 7:50 PM.