



OPEN SESSION MINUTES
BOARD OF DIRECTORS MEETING
FEBRUARY 9, 2016 6:00 PM
12975 ROLLING RIDGE DRIVE
SPRING VALLEY LAKE, CA 92395

BOARD MEMBERS	<input checked="" type="checkbox"/> Scott Eckert, President <input type="checkbox"/> Stephen Garcia, Vice-President -- absent <input checked="" type="checkbox"/> Amy Stanton, Secretary <input checked="" type="checkbox"/> John D. Smith, Treasurer <input checked="" type="checkbox"/> Robert McCoy, Director <input type="checkbox"/> Jonathan Tasker, Director -- absent <input checked="" type="checkbox"/> Mike Visser, Director
STAFF	Glenn Grabiec, General Manager Jeaneen Beam, Director Administration & HR Dennis Teece, Director of Operations Paul Beam, Director Community Services -- absent Alfred Logan, Director Public Safety
OTHERS	

I. Eckert called the meeting to order at 6:00 PM.

A. Pledge of Allegiance was led by Eckert.

B. Roll Call was taken and recorded. Garcia and Tasker were absent.

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.

The question was asked about what is happening with the yards with brown grass. Grabiec explained that with the drought situation the association cannot act on brown grass and/or plants. This will be put on the next agenda for discussion.

II. DISCUSSION AND ACTION ITEM

A. Community Task Force Presentation of the Rental Restriction Recommendations

Rory Shannon spoke on behalf of the CTF (Community Task Force). He presented 3 items for action to the Board of Directors that the Committee is recommending. The 3 items are as follows:

1. Rule #1 Crime Free Lease Addendum
2. Rule #2 RDU License & PMI Registration
3. Rule #3 One-year owner / occupancy prior to becoming a landlord in Spring Valley Lake

A 5 minutes break was taken from 7:00 – 7:05

Glenn Grabiec gave a presentation explaining that the items presented are not what is needed to keep the community standards up. More Code Enforcement is needed. Also the cost of implementing the 3 rule changes was presented. Grabiec and staff's recommendation was to not accept the 3 rule changes.

Many questions and comments were taken from the audience.

A 5 minute break was taken from 8:45 to 8:50

Board Action – Any items approved will be sent to legal counsel for review

1. Crime-Free Lease Addendum

Requires all Tenants and Landlords to execute an SVLA Modified Crime Free Lease Addendum to their current and future leases

Motion by Smith to approve the Crime-Free Lease Addendum; seconded by Visser. Motion passed 5-0. Absent – Tasker and Garcia.

2. Residential Dwelling Unit License

Require all current and future Landlords to obtain a San Bernardino County RDU License or an Apple Valley Permit/License

Motion by Visser to approve the requirement of a Residential Dwelling Unit License; seconded by Smith. Motion passed 3-2. Yes-Visser, Smith, Eckert; No-McCoy, Stanton, Absent Tasker & Garcia.

3. One-Year Owner-Occupancy prior to becoming a SVL Landlord

Require all future owners of any SVL “rental” property (i.e., non-owner occupied) to be an Owner-Occupant in SVL for a minimum of one year (with limited exceptions)

Motion by Smith to require one-year occupancy prior to becoming a SVL landlord; seconded by Stanton. Motion failed 2-3. Yes-Smith, Stanton; No-Visser, McCoy, Eckert; Absent-Tasker, Garcia.

4. Scheduling/Funding

Option 1-FY2016 need to identify funding source
Option 2-FY2017 to be budgeted in the FY2017 4

Motion by McCoy to go with Option 2 FY2017 start time; no second. Motion failed.

Motion by Smith to go with Option 1 FY 2016 start time; seconded by Stanton. Motion amended to delay start until a timeline and cost for Option1 is submitted to the Board at the March meeting. Motion passed 5-0. Absent Tasker & Garcia.

III. BOARD OF DIRECTOR'S COMMENTS

A. Each Board member was called on for comments

IX. ADJOURN

Motion by Visser to adjourn; seconded by McCoy. Meeting adjourned at 9:50 PM.