

**SPRING VALLEY LAKE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
Tuesday, October 25, 2011
6:00 PM**

Homeowner Input Session

Owners are encouraged to address any issues about the Association's operation to the Board at this time. The Board may not be able to respond at this time, but will prepare to have the answers for you following the meeting. Once the floor is closed to owner input, the Board will not acknowledge resident comments during the meeting unless they specifically request information from the resident(s) in attendance. We appreciate your understanding of this operational tool for orderly and efficient Board meetings. Thank you for coming and listening to your Board at work.

Pledge of Allegiance

AGENDA

1. Call to Order –President – Kirt Mahlum 6:00 PM

2. Roll Call for Attendance

____Kirt Mahlum	____Jeff Morgan
____Ernie Martell	____Ken Bodle
____Derek Couse	____Ilene Bandringa

3. Secretary's Report – Derek Couse

- A. Approval of Minutes September 27, 2011
- B. Approval of Minutes September 22, 2011
- C. Approval of Minutes October 3, 2011

4. Treasurer's Report – Ken Bodle

- A. Financial Report – September 2011

5. Discussion and Action Items

- A. Community Enhancement Violation Review
 - 1. A list of Citations - Contested and Uncontested Violations are presented to the Board for approval to issue citation-fine notices.

- B. (CAIR) Committee Action Item Request
 - 1. Architectural Committee Guidelines – Revision
- C. Appointing a Director to the open Board Position
- D. BAI 11-10-02 Guidelines for Waiving Fees/Interests When Bringing Outstanding Balances Current
- E. BAI 11-10-03 Letter of Intent/Credit Application for Poles for Phase 2 Camera Project (Direction given at October 3, 2011)
 - 1. BAI 11-10-03 for Letter of Intent/Credit Applications will not be needed Payment is Due Upon Ordering
- F. BAI 11-10-04 Phase 2 of the Surveillance Camera Project
 - 1. Approval of quote and purchase of camera poles
- G. BAI 11-10-05 Procedure for Out of State Server Fees Guidelines
- H. Vehicles Parking 72 Hour Rule 4.3 of the Rules and Regulations
 - 1. Purposed change to the Rule (Tabled from September Meeting)
- I. Appointing Auditor for the 2010-2011 Fiscal Year Audit
 - 1. Only one bid has responded to date
- J. Approval of Request for Information by Property Owner
- K. Joining of CAI (Community Associations Institute)
- L. Approval of Resolution 2011 #28
Extension of CC&R Election to December 3, 2011
- M. Approval of Resolution #16
Appointing Corporate Representatives for Small Claims Court
- N. BAI 11-10-01 New Well Drillings for Wells #1,2,10, & 15
- O. Resolution submitted by Epsten Grinnell & Howell
 - 1. Assessment Recovery Processing

6. Old Business

- A. none

7. Committee Reports – Chairs to be recognized for reports

- a. Architectural
- b. Citation
- b. Communications
- c. Budget
- d. Community Plan
- e. EQ
- f. Family Social Com
- g. Lake Com
- h. Public Safety

8. Board Correspondences

- A.

9. Board of Directors Comments

- A. Each Director will be called on for comments

10. Management Team Reports

- A. Dave Osborn– Public Safety Director
- B. Paul Beam – Acting Community Services Director
- C. Introduction of Dennis Teece – Operations Manager
Report given by Nick Gonzalez –Facilities Manager
- D. Jeaneen Beam – Executive Assistant Administrative Director

11. Megan Blehr—Acting General Manager

12. Next Regular Board Meeting –November 22, 2011– 6 PM

13. Adjourn

An Open Town Hall Meeting with Megan Blehr, Interim General Manager, immediately following the meeting. This is an opportunity to state any concerns or ask questions that you may have for the General Manager.