



**OPEN SESSION MINUTES  
BOARD OF DIRECTORS MEETING  
OCTOBER 22, 2013 6:00 PM  
12975 ROLLING RIDGE DRIVE  
SPRING VALLEY LAKE, CA 92395**

**BOARD MEMBERS**

- Jeff Morgan, President
- Scott Eckert, Vice President
- Marvin Jobs, Secretary
- Ilene Bandringa, Treasurer
- Jonathan Tasker, Director
- Mike Visser, Director
- Kenneth Martell, Director

**STAFF**

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

**OTHERS**

CALL TO ORDER-Morgan called the meeting to order at 6:00 PM

Flag Ceremony - Pledge of Allegiance was led by the Cub Scouts

Roll Call was taken and recorded.

**HOMEOWNERS OPEN FORUM**

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.

Rick Danzy spoke about the Ham Radio Class & Club; there will be a guest speaker at the next club meeting

Barking dogs was an issued discussed

Concerns about children playing on an empty lot; told owner of lot gave permission but there is trash on the lot that needs cleaned up

I. SECRETARY'S REPORT

A. Approval of meeting Minutes

MOTION 2013                      Motion by Jobs to approve the minutes of the Regular Open Session Meeting September 24, 2013; seconded by Bandringa. Motion passed 7-0.

II. CONSENT CALENDAR

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

B. Write-off of Bad Debt from inactive accounts in the amount of \$121,538.54 and approval to Lien 84 accounts that are past due with high balances.

MOTION 2013                      Motion by Eckert to approve the Consent Calendar items A and B presented to the Board for approval as presented; seconded by Bandringa. Motion passed 7-0.

III. TREASURER'S REPORT

A. Received and File the Treasurer's Report dated August 31, 2013

MOTION 2013                      Motion by Bandringa to receive and file the financial report; seconded by Visser. Motion passed 7-0.

IV. DISCUSSION AND ACTION ITEMS

*PROPERTY OWNERS 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.*

A. Committee Nominations and Resignations

1. Resignations

a. Deborah Brady – Citation Committee

2. Committee Assignment Applications submitted for consideration as a Committee Member for the year of June 2013-May 2014 -Motion

a. Returning Committee Members

1. none

b. New Applicants

1. none

c. Committee Recommendation of Applicants

1. none

B. November Board Meetings rescheduled to the Following Dates

1. Executive Session: Monday, November 18<sup>th</sup> and  
Open Session: Tuesday, November 19<sup>th</sup>

C. December Board Meetings rescheduled to the Following Dates

1. Executive Session: Monday, December 16<sup>th</sup> and  
Open Session: Tuesday, December 17<sup>th</sup>

MOTION 2013                      Motion by Eckert to approve the date changes for the November 2013 and December 2013 Executive and Open Session Board Meetings as listed; seconded by Martell. Motion passed 7-0.

D. Tamarisk Marketplace Updates

Tasker stated that there is nothing new to report. But we do have their attention.

E. Water Purchase Task Force Update

1. Final Results – George Passantino and Louis Vidaure from Passantino Andersen provided documentation with the final results of the ballots. Consent by two-thirds (2/3) of the members was needed to approve the Water Purchase Plan. Consent was approved.

MOTION 2013                      Motion by Eckert to accept the official results of the ballots seeking approval to purchase water rights; seconded by Visser. Motion passed 7-0.

MOTION 2013                      Motion by Eckert to certify that the official results conform to the By-Laws of Spring Valley Lake Association; seconded by Visser. Motion passed 7-0.

V. *TABLED ITEMS FROM PREVIOUS MEETINGS*

A. Committee Guidelines – Motion to Approve

1. Advisory Committee Chairperson Information Guide – Motion to Approve
  - a. This document is in addition to the Committee Guidelines and gives instruction and requirements of the committee for the chairperson and committee members

Tabled until the November meeting and after the Committee Chair meeting scheduled for November 5, 2013 for feedback from the committees.

B. Disaster Response Committee / Club

1. Application submitted by Rick Danzey Tabled for more research

Rick Danzy stated how important he feels this committee is to the association.

The Board encourages the CERT Program, but this does not fall under a committee.

C. CAIR 13-09-02 Finance Committee Request for Solar Panel Feasibility Study  
of All 12 Association Electric Meter Locations

Grabiec reported that he met with a rep on the solar project, Teece is working with the rep and the association is waiting for feedback from the solar rep.

Staff is working on this project and there is no need for a committee to do a study

D. CAIR 13-09-01 Finance Committee Mission Statement – Request for approval

Tabled until after the Committee Chair meeting scheduled for November 5, 2013

VI. COMMITTEE REPORTS

- A. Architectural – Penny Mickelson gave stats for the month
- B. Citation- No verbal report for the meeting
- C. Communication- No verbal report for the meeting
- D. Financial- No verbal report for the meeting
- E. Community Plan- No verbal report for the meeting
- F. EQ Estates- No verbal report for the meeting-
- G. Family Social-No verbal report for the meeting
- H. Lake – Larry Hoover was present but had no report
- I. Public Safety- No verbal report for the meeting-

VII. GOVERNMENT AGENCY REPORTS

- A. Ken Anderson Sr. Field Representative to 1<sup>st</sup> District Supervisor Robert Lovingood

Glenn Grabiec reported for Ken Anderson in his absence; the county will be doing improvements to many streets in Spring Valley Lake.

VIII. BOARD CORRESPONDENCE

- A. Norm Hurst sent an email stating how happy he is with the association

IX. MANAGEMENT TEAM REPORTS WERE GIVEN

- A. Director of Operations, Dennis Teece
- B. Director of Community Services, Paul Beam
- C. Interim Director Public Safety, Al Logan
- D. Director Administration & HR, Jeaneen Beam

X. INTERIM GENERAL MANAGER'S REPORT

A. Jeff Morgan announces that the Board voted to offer Glenn Grabiec the position of General Manager. Morgan stated that he recused himself from the vote but that it was unanimous with the other members.

Glenn accepted the position.

XI. BOARD OF DIRECTOR'S COMMENTS

A. Each Board member was called on for comments

Tasker-Thanks for coming; welcome to Glenn

Martell-Congratulations to Glenn and thanks to staff for all their hard work

Bandringa-Welcome to Glenn and thanks to committees, Board and staff

Jobes-Thank you for coming, congratulations to Paul and Dennis on the Hoedown it was a great event

Eckert-Welcome to all, Water Purchase Phase I is complete, next phase is the loan process, and congratulations to Glenn

Visser-Congratulations to Glenn; great news on the fixing of the roads

Morgan-Hoedown was an excellent event; we have a great preventive plan in place for Halloween; great news on the paving of the streets, the Board has worked hard to have a great relationship with the county

XII. Adjourn

Motion by Tasker to adjourn the meeting; seconded by Eckert. The meeting was adjourned at 7:30 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 October 21, 2013. The Board addressed the following:*

- Approved the Executive Session meeting minutes of September 23, 2013.
- Member discipline, appeals and citations, collections, committees, liens
- Legal issues with TMP (Tamarisk Market Place), WPTF (Water Purchase Task Force),
- Contracting with the Sheriff’s department
- Personnel concerns

Respectfully Submitted by:

\_\_\_\_\_  
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:

\_\_\_\_\_  
Marvin Jobes, Secretary SVLA Board of Directors