# SPECIAL OPEN SESSION AGENDA
## BUDGET WORKSHOP
### BOARD OF DIRECTORS MEETING
### SEPTEMBER 10, 2012     6:00 PM
### 12975 ROLLING RIDGE DRIVE  CB3
### SPRING VALLEY LAKE, CA 92395

**Notice of meeting: The Board of Directors of the Spring Valley Lake Association meeting is scheduled for Monday, September 10, 2012 at 6:00 p.m. in the Community Building, CB3, 12975 Rolling Ridge Drive, Spring Valley Lake, CA 92395**

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| BOARD MEMBERS | ___Jeff Morgan, President<br>___ Scott Eckert, Vice President<br>___Ilene Bandringa, Treasurer<br>___Derek Couse, Secretary<br>___Jonathan Tasker, Director<br>___Marvin Jobes, Director<br>___Mike Visser, Director |
| STAFF | Leo Riley, General Manager<br>Jeaneen Beam, Director Administration & HR<br>Dennis Teece, Director of Operations<br>Dave Osborn, Director Public Safety<br>Paul Beam, Community Services Manager<br>Dee Dee Walker, Controller |
| OTHERS | Finance Committee<br>Jim Carr, Finance Committee Chair |

CALL TO ORDER

Pledge of Allegiance

Roll Call

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.

1. DISCUSSION AND ACTION ITEMS

   A. 2012-2013 Annual Budget

      1. Approval of the 2012-2013 Annual Budget, Reserve and Personal Property Replacement Schedules – Resolution 001 Motion

      2. Reserve Funding Approval – Motion

      3. Approval of Recommended Annual Assessment per Property Resolution 002 – Motion

      4. Approval of Annual Assessments with Frequency and Due Dates – Motion

      5. Tenant/Associate Membership Fee Approval Resolution 003– Motion

      6. Accounting Policy Approval – Motion

      7. Collection Policy Resolution 005 - Motion

   2. ADJOURN