



**OPEN SESSION AGENDA**  
**BOARD OF DIRECTORS' MEETING**  
**Meadowlark Hall Community Center**  
**12975 Rolling Ridge Drive**  
**Tuesday, August 26, 2025 ~ 6:00 pm**

*Notice of meeting: The Board of Directors of the Spring Valley Lake Association meeting is scheduled for Tuesday, August 26, 2025, at 6:00 pm. **Discloser: The recording of any SVLA meeting without the prior written consent of the SVLA Board and verbal consent of all those in attendance at the meeting is prohibited except by the recording secretary. The Board meeting is recorded for the purpose of the minutes only. The recording is not available for review. Please silence electronic devices.***

**Always have your Membership Card with you when you are on Association Property.**

<b>BOARD MEMBERS</b>	<input type="checkbox"/> Jay Cohen, President <input type="checkbox"/> Dennis Verhagen, Vice President <input type="checkbox"/> David Stolfus, Secretary <input type="checkbox"/> Vicki Fitch, Treasurer <input type="checkbox"/> Paul Stanton, Director <input type="checkbox"/> Steve Troup, Director <input type="checkbox"/> CJ Eversole, Director  Alfred Logan, General Manager Jeaneen Beam, Director of Admin & HR Nick Gonzalez, Director of Operations Cody Partridge, Interim Director of Public Safety Clint Summers, Director of Code Enforcement & Architectural Kayla Thomas, Community Engagement Specialist
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1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Audit Presentation Discussion/Action
  - A. Eadie & Payne LLP - Auditor
  - B. GM and Board of Directors Comments
5. Executive Session Summary
6. SECRETARY'S REPORT – Approval of Meeting Minutes – Motion
  - A. Minutes Open Session Meeting of July 22, 2025

7. GOVERNMENT AGENCY REPORTS

- Representative San Bernardino County Fire
- Representative San Bernardino County Sheriff
- Representative SVL MAC-Municipal Advisory Council San Bernardino County

8. COMMITTEE REPORTS

- Architectural Committee
- Citation Committee
- Communications Committee
- Community Event Team
- EQ Estates Committee
- Finance/Budget Committee
- Lake Committee
- Code Enforcement Task Force
- 5 Year Community Plan Task Force

9. 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.

10. CONSENT CALENDAR - MOTION

Citations – Code Enforcement and/or Public Safety Contested and Uncontested Violations presented to the Board for Approval to issue Citation-Fine notices. – Motion

11. TREASURERS REPORT

- A. Treasurer’s Report Review
  - 1. July 31, 2025

***DISCUSSION AND ACTION ITEMS***

**If you would like to speak on an agenda item, please fill out a card and hand it to the recording secretary. You 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. The president of the board will call on you. There is a limit of 2 minutes per speaker. Please state your name and address.**

12. Budget Updates

13. Yacht Club Request for Event – Volleyball Tournament -Action
14. Request from Member for a Bounce House to be Allowed for Private Event - Action
15. Hoedown Association Event EQ Center –
16. Facility Use Policy – Action
17. Public Safety Vehicles – Discussion & Action  
Attachments in Dropbox.
18. Resolution to Record Liens to 31 Accounts for Non Payment of Assessments– Action
19. Resolution to Record Subsequent Assessment Lien – Action
  - A. Acct 485331 APN# 0482-092-11-0000
  - B. Acct 470002 APN# 3088-132-06-0000
20. BAI 25/08/01 Board Action Item EQ Long Acres Park Entrance Trail Drainage – Action  
The drainage needs improvements due to the water accumulation causing damage. With  
The repairs will ensure effective water management and water flow toward designated  
Drainage points. Three bids were received: A. \$2,750.00; B. \$5,500.00; C. \$3,200.00.  
Recommendation is to accept the \$2,750.00 bid based on scope of work, pricing, and ability  
To meet project requirements.
21. BAI 25/08/02 Board Action Item 2019 Kubota MX5800HST – Action  
Repairs are needed in the amount of \$3,436.24. The cost of repairs is far less than equipment  
replacement. Funds will come from the Operating Budget-Vehicle Repairs.
22. CAIR Architectural Committee – Precision Block Walls - Action  
End of 28 day comment period-comments are in the Dropbox for Board Review
23. CAIR Architectural Committee – Screening on Fences Action  
End of 28 day comment period-comments are in the Dropbox for Board Review
24. Equestrian Trails Rule Change – Discussion/Action  
Equestrian Committee recommends a rule change for the bridle trails. Proposed change would  
allow dogs on the bridle trail on a leash of no more than 6 feet long. The proposed change also is for  
walking and jogging to be allowed. This is for members and guests.
25. Sound System for the Community Center Updates  
Assigned to the Finance Committee July 2025

26. BOARD CORRESPONDENCE

- A. Update on the Plan for the Coving Repair
- B. Number of Guest Cards per Property
- C. Concerns with Boats/Vessels Speeding on the Lake
- D. Street Parking Issues

27. BOARD OF DIRECTOR'S COMMENTS

Each Board member will be called on for comments.

28. ADJOURNMENT