



**OPEN SESSION AGENDA**  
**BOARD OF DIRECTORS' MEETING**  
**Meadowlark Hall Community Center**  
**12975 Rolling Ridge Drive**  
**Tuesday, December 16, 2025 ~ 6:00 pm**

*Notice of meeting: The Board of Directors of the Spring Valley Lake Association meeting is scheduled for Tuesday, December 16, 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 Association staff. The Board meeting is recorded for the purpose of the minutes and for the live feed for members. 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"/> Paul Stanton, Treasurer <input type="checkbox"/> Vicki Fitch, 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 Cherina Cohen, Community Engagement Specialist Mary Stapp, Interim Director of Finance
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1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. TREASURERS REPORT
  - A. Treasurer's Report September 2025 – Receive and File
5. EXECUTIVE SESSION SUMMARY – David Stolfus
6. SECRETARY'S REPORT – Approval of Meeting Minutes – Motion
  - A. Minutes Open Session Meeting November 18, 2025 – Motion
  - B. Minutes Open Session Meeting October 28, 2025 – Motion  
Tabled in November

- C. Minutes Open Session Special Meeting September 2, 2025 - Motion  
(Tabled in September for clarification of publishing members names on minutes from legal counsel)
- D. Minutes Open Session Meeting September 23, 2025 – Motion  
(Tabled in September for clarification of publishing members names on minutes from legal counsel)

## 7. GOVERNMENT AGENCY REPORTS

- Representative San Bernardino County Fire
- Representative San Bernardino County Sheriff
- Representative Bill Walters 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

**If you would like to speak during the Open Forum, you must fill out a card and hand it to the recording secretary no later than 6:05 PM. 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

### ***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 no later than 6:05 PM. 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.**

11. Operating Policy – Action

Action Request: Review the draft and approve the Operating Policy to replace the previously adopted 8/9/2024 Policy.

12. Code Enforcement Policy Draft – Action

13. Notice of Proposed Rule Change – Action

14. Board Resolution – General AHSV (Adverse Health & Safety Violations) - Action

15. Fine Schedule – Action

Tabled in November

16. Forensic Audit - Updates

17. Investments – Discussion/Action

18. Alterra Resolution to Record Subsequent Lien – Action

A. Acct 484843 APN 3088-091-07-0000

19. Board Action Item BAI 25-12-01 Phone & Tablet Service Contract – Action

Desired Board Action: Review BAI 25-12-01 in conjunction with those details staff is requesting the Board: Approval for this BAI 25-12-01 is combined with BAI 25-12-02, the Spectrum Contract bundle package for an annual cost of \$12,840 allocating aligned expense to account 5460 – Cellular/Telephone and 5470 – Internet for these services.

20. Board Action Item BAI 25-12-02 Internet Contract – Action

Desired Board Action: Review BAI 25-12-02 in conjunction with those details staff is requesting the Board:

Approval for this BAI 25-12-02 is combined with BAI 25-12-01. The Spectrum bundle package for an annual cost of \$12,840 on BAI 25-12-01 and BAI 25-12-02, allocating aligned expense to account 5460-Cellular/Telephone and 5470-Internet for these services.

21. CAIR Architecture Committee – Use of Decomposed Granite (DG), Dirt, and/or Wood Chips in a Landscaping Plan (resubmit w/clarification) Action  
Tabled in November for clarification

22. Inspector of Election for the Board of Directors Election April 25, 2026 – Action

Requested Bids from 5 Companies. Only 2 Bids Received by 12/12/2025.

23. Association Insurance Commercial Policies

- A. Philadelphia Combined Package Premium \$70,767.04 – Action
- B. Philadelphia Tokio Marine Specialty Premium \$295,006.07 – Action
- C. Umbrella Excess Liability Landmark Premium \$149,611.00 – Action
- D. Umbrella Excess Liability Crum & Forster Premium \$73,928.47 – Action
- E. Volunteer Accident Medical Insurance smic Premium \$235.00 – Action

24. Community Center Sound System-Finance Committee Updates

25. Homeowner Request Form for Pictures Acct 468053 – Action

26. Shade Structures Costs and RFP

27. Lake Committee ZOOM vs. On-site Meetings

28. Lake Coving RFP – Updates

- A. 1 Bid Received from Engineer

29. BOARD CORRESPONDENCE

Items that were spoken about in Open Session at Previous Meeting:

- A. Excessive citation notices given after speaking at a Board Meeting - Resolved
- B. Rules on Fruit Trees
- C. Memorial Program – Benches, Trees, or Plaques - Resolved
- D. Coving/Shoreline Status of RFP – On agenda
- E. Investment Accountability – On Agenda
- F. Property Owner Complaint on staff and accounts 14 months ago - Resolved

30. BOARD OF DIRECTOR’S COMMENTS

Each Board member will be called on for comments.

31. ADJOURNMENT