



**OPEN SESSION AGENDA**  
**BOARD OF DIRECTORS' MEETING**  
**Meadowlark Hall Community Center**  
**12975 Rolling Ridge Drive**  
**Tuesday, June 24, 2025 ~ 6:00 pm**

*Notice of meeting: The Board of Directors of the Spring Valley Lake Association meeting is scheduled for Tuesday, June 24, 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 Lisa Falcetti, Director of Public Safety Clint Summers, Director of Code Enforcement & Architectural Kayla Thomas, Community Engagement Specialist
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1. Call to Order page
2. Pledge of Allegiance
3. Roll Call
4. Executive Session Summary
5. SECRETARY'S REPORT – Approval of Meeting Minutes – Motion
  - A. Minutes Open Session Meeting of May 20, 2025
6. GOVERNMENT AGENCY REPORTS
  - Representative San Bernardino County Fire
  - Representative San Bernardino County Sheriff
  - Representative SVL MAC-Municipal Advisory Council San Bernardino County

## 7. COMMITTEE REPORTS

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

## 8. 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.

## 9. 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

## 10. TREASURERS REPORT

- A. Treasurer's Report Review  
1. May 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.**

11. Appointing Architectural Committee Chairperson - Action
12. Committee Assignment Applications – Action
  - 1-Community Event Team
  - 1-Equestrian Estates Committee
13. Purchasing Policy – Board requested Feedback at the May Meeting regarding the Purchasing Policies & Procedures – Action
14. Audit Update

15. Reserve Study – Association Reserves Continuation of Service – Discussion/Action

16. Budget Presentation Meeting/s -Discussion/Action

17. BAI Board Action Item 25-06-01 PSD Vehicle Transmission – Action

PSD Vehicle Unit 3 has a severe transmission fluid leak. This requires 1 quart of fluid every 200 miles. The vehicle has approximately 213,497 miles. This issue presents safety concerns and risk of transmission failure. 4 options with 4 bids were submitted. The bids range from repair to replacement, in the price range of \$2,664.24 to \$7,720.54. Staff Recommends replacing the transmission with a new unit with the price of \$5,508.13 which offers a 3 year warranty coverage. Funds will come from the Operating Budget-Vehicle Repair Line with a current total of \$14,000.00.

18. BAI Board Action Item 25-06-02 Approval for V-Ditch Correction at the Equestrian Estates – Action

The V-Ditch between the properties of 19830 & 18940 Appaloosa Rd. is deteriorating. This has resulted in significant erosion. 3 Bids were submitted in the price range of \$6,000.00 to \$13,750.00. Also, recommended is a Soil Stabilizer at the cost of \$1,484.00. The funds will be extracted from the Operating Budget-Grounds. The recommended bid will have a subtotal of \$7,484.00 and a 7% contingency for the total cost not to exceed \$8,008.00. The Operating Budget Current total is approximately \$57,712.23.

19. Additional Cameras & Upgrades - Approximately 15 Cameras & Equipment -Discussion/Action

20. Roles and Goals of the Committees – Request from Board at the May Meeting that each Board Liaison to Submit Recommendations to Task the Committees - Action

21. Committee Guidelines Review and Updates – Action  
Tabled at the May Meeting

22. Board of Directors Liaison to Committees

23. Resolution to Record Assessment Liens 7 Properties– Action  
Tabled at the May Meeting

Account Numbers:

487608	467521	490786	483061
470141	470008	470327	

24. CAIR 25-06-01 Committee Action Item Request Equestrian Estates Committee  
Schedule of Meetings – Action

25. CAIR 25-06-02 Committee Action Item Request Equestrian Estates Committee  
Maintain Boarding Fees at 15% Below Local Market Value – Action

26. CAIR 25-06-03 Committee Action Item Request – Architectural Committee  
Rule change allowing use of precision block – Action

27. CAIR 25-06-04 Committee Action Item Request – Architectural Committee  
Rule change to allow new types of Screening On Fencing – Action
28. CAIR 2025-6-10 Committee Action Item Request -Communications Committee Request for  
Information of Communication Tools Currently Used – Action
29. CAIR 2025-6-10 Committee Action Item Request -Communications Committee Request for  
Information Regarding the Web-site- Action
30. Greenery Policy Rule Change – Policy is out for 28 day comment period - Update
31. Parking Rule Changes Follow-Up -Legal Opinion Received - Action  
Suggested rule change regarding boat and RV parking on properties.
32. Meadow Lark Park Updates
  - A. Member Request for Pickleball
33. Updates on the Equestrian Estates Bridges – Action
34. BOARD CORRESPONDENCE
  - A. Temporary Container Policy – Action  
Temp Storage /Dumpsters needing approval from the Architectural Committee – Action  
Open Forum Request from the May Board Meeting
  - B. Lake Repair and Transparency
35. BOARD OF DIRECTOR’S COMMENTS  
Each Board member will be called on for comments.
36. ADJOURNMENT