



OPEN SESSION AGENDA
BOARD OF DIRECTORS' MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, November 18, 2025 ~ 6:00 pm

*Notice of meeting: The Board of Directors of the Spring Valley Lake Association meeting is scheduled for Tuesday, November 18, 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.***

BOARD MEMBERS	<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 Review
 1. September 30, 2025
 2. October 31, 2025
5. EXECUTIVE SESSION SUMMARY – David Stolfus
6. SECRETARY'S REPORT – Approval of Meeting Minutes – Motion
 - A. Minutes Open Session Meeting October 28, 2025 – Motion

- B. Minutes Open Session Special Meeting September 2, 2025 - Motion
(Tabled in September for clarification of publishing members names on minutes from legal counsel)
- C. 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. Median Maintenance After Arch Removal Between Francesca to Bear Valley Rd. Discussion/Action Request from the SVL-MAC Municipal Advisory Council San Bernardino County

12. Policy Updates

A. Operating Policy – Discussion Only

The Following Policies were accepted at the October 2025 Meeting. The policies are on the agenda for review or any updates. - Action

- B. Purchasing Procedures
- C. Reserve Investment Policy
- D. SVLA Credit Card Policy
- E. Records Retention Policy

13. Forensic Audit Updates

14. Status on Proposals for Accounting – Firms Compared to In House Board Member Request

15. Resolution to Record Subsequent Assessment Lien Alterra – Action

A. Acct 485331 APN# 0482-092-11-0000

16. Resolution to Record Lien Alterra – Action

A. Acct 490723 APN# 0444-372-05-0000

17. Legal Opinion- Listing Names of Members on Minutes that Speak During the Board Meetings – Discussion

18. Fee Schedule – Action

19. Fine Schedule – Action

20. BAI 25-11-01 Board Action Item Rodent Control- Annual month to month Contract – Action

Approve the contract for Field Tech Pest Solutions contract for rodent control at Meadowlark Park, Long Acres Park, and Playfair Park for FY 2025-2026 for \$6,790.00, account #5630-Grounds & Park Maintenance.

21. BAI 25-11-02 Addendum – IT, Cameras, and Radios Contract 1, 2, or 3 Years – Action

BAI was submitted in October 2025 and approved subject to legal review and the inclusion of a cancellation policy.

1-Approve the contract with X Factor for fiscal year 2025-26 through fiscal year 2027-28, or three Years for \$68,700 annually for maintenance on the security cameras.

2-Approve the creation of a new budget line item #5782-Security Camera Service Contract and transfer

\$68,700 from account #5780-Service Contracts

22. BAI 25-11-04 Board Action Item Approval of Engagement Letter with Clifton, Larson, Allen LLP for Audit Services for Fiscal Years 2025, 2026, and 2027 - Action

Recommend the approval of the Professional Services Agreement with Clifton, Larson, Allen LLP for Audit Services for a term of two (2) years with the option of contracting for a third year, for a total of \$98,280.. FY 2025 \$31,185., FY 2026 \$32,760., FY 2027 \$34,335., to conduct annual audit, technology and client support and tax preparation services.

Bids were received from 3 firms that responded to the request for bids. The bids for 1 year ranged from \$31,185.00 to \$39,000.00.

23. BAI 25-11-05 Board Action Item Fish Stocking 2025-2026 – Action

To approve the proposal from Jess Ranch Hatchery in the amount of \$26,375.00 for fish stocking services from November 2025 to January 2026, and to authorize funding from Line Item 5320 - Lake Stock/Fishery under the Lake, Marina & Equestrian budget.

24. BAI 25-11-06 Board Action Item EQ Hay Restock- Action

Move to ratify and approve the invoice from Hemme Hay & Feed Inc in the amount of \$11,025.29 for hay purchased October 30, 2025, and authorize the expense to be charged to Line Item 5380-Horse Feed (Equestrian) under the Lake, Marina & Equestrian category.

25. BAI 25-11-07 Board Action Item Approval of Transfer of Funds from Reserve Fund to Operating Fund- Action

Recommend the approval of the transfer of \$289,563 from the Reserve (Replacement) Fund to the Operating Fund to eliminate the Due To and Due From amounts recorded on October 31, 2024

26. Reserve Study Inaccuracies - Discussion/Action

27. CAIR Architecture Committee – Use of Decomposed Granite (DG), Dirt, and/or Wood Chips in a Landscaping Plan – Action

28. CAIR Architecture Committee – Use of Artificial Plants in a Landscaping Plan – Action

29. CAIR Finance Committee – Full Safety Comp Employer & Employee - Action

30. ABC Liquor License/Bear Valley Country Club – Discussion & Approval

31. Community Center Sound System-Discussion

This item was tabled in September, October, and November of 2024, it was suggested the Finance Committee research sound systems.

32. ADA Update for the Association Office

A. Occupancy Permit

33. CASp Report Site Accessibility Evaluation Report – Discussion
34. ADA Hearing Issues Request for Accommodations-Updates
35. Fishing Area #3 – Discussion/Action
36. Homeowner Request Form Acct 468053 – Action
37. Community Requests for Contracts – Board Member Request
38. Shade Structures Costs and RFP – Board Member Request
39. Legal Correspondence – Board Member Request

40. Conflicts of Interest Requirements to Disclose – Board Member Request

41. Lake Committee ZOOM vs. On-site Meetings – Board Member Request

42. Lake Coving RFP – Board Member Request

43. Violations of Protocol, By-Laws, Governing Documents – Board Member Request

44. Accounting of the Prizes, Gift Cards, Etc. – Board Member Request
45. BOARD CORRESPONDENCE
 - A. No Correspondence Submitted.
46. BOARD OF DIRECTOR’S COMMENTS

Each Board member will be called on for comments.
47. ADJOURNMENT