



OPEN SESSION AGENDA
BOARD OF DIRECTORS' MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, October 28, 2025 ~ 6:00 pm

*Notice of meeting: The Board of Directors of the Spring Valley Lake Association meeting is scheduled for Tuesday, October 28, 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.

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
5. EXECUTIVE SESSION SUMMARY – David Stolfus
6. SECRETARY'S REPORT – Approval of Meeting Minutes – Motion
 - A. Minutes Open Session Special Meeting September 2, 2025
Tabled in September

- B. Minutes Open Session Semi Annual Meeting Budget Presentation September 20, 2025 – Motion
- C. Minutes Open Session Semi Annual Meeting Budget Presentation Continued September 24, 2025
Motion
- D. Minutes Open Session Meeting September 23, 2025 – Motion

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 – Presentation and CAIR Item #25
- 5 Year Community Plan Task Force

9. PROPERTYOWNERS OPEN FORUM

If you would like to speak during the Open Forum, please 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. State your name and address.

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. Please state your name and address. State your name and address.

11. Policy Updates – Action

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

12. Forensic Audit Updates

13. Resolution to Record Subsequent Assessment Lien – Action

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

14. Resolution to Record Subsequent Assessment Lien – Action

- A. Acct 485331 APN# 0482-092-11-0000
Tabled August 2025

15. Fee Schedule – Action

16. Fine Schedule – Action

17. BAI 25-10-01 IT Cameras and Radios - Action

Bids received from three companies. Bids were for 1, 2, or 3 years, and from base to add-ons, to onsite visits with annual cost for 3 year contract from \$68,700.00 to \$72,000.00.

1. Request for approval of the contract with X Factor for the 2025-26 through the 2027-28 (3Years) for \$68,700.00.
2. Approve the creation of a new budget line item 5782 Security Camera Service Contract and transfer \$68,700.00 from account 5780 Service contracts.

18. BAI 25-10-02 EQ Portable Restrooms Long Acres & Playfair Park – Action

Received 3 bids for service with costs and option of how many toilets would be rented. Request for approval of the continuation of the United Site Services portable restrooms for the 2 EQ parks for fiscal year 2025-2026 for an annual cost of \$6,564.00.

19. BAI 25-10-03 Weed Abatement Annual Contract – Action

3 Bids were received in the amounts of \$39,217.23 to \$49,910.00. This is for the fiscal year 2025-2026. Request of the approval of the weed abatement contract with Pro Weeds Control in the amount of \$39,217.00. This is under line item 5385 – Weed Abatement.

20. BIA 25-10-04 Pest Control Annual Contract - Action

3 Bids were received in the amounts of \$2,592.00 to \$4,672.00. Request of approval of the annual pest control services with Dewey Pest Control for the fiscal year 2025-2026 for \$2,592.00. This is line item 5780-Contract services.

33. ADA Update for the Association Office
34. Flying of MIA/POW Flags on Association Property - Action Tabled in September
35. Floating Islands
36. Little League
37. The Breeze Newspaper
38. ADA Hearing Issues Request for Accommodations

39. BOARD CORRESPONDENCE

40. BOARD OF DIRECTOR'S COMMENTS

Each Board member will be called on for comments.

41. ADJOURNMENT