



OPEN SESSION AGENDA
BOARD OF DIRECTORS' MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, September 23, 2025 ~ 6:00 pm

*Notice of meeting: The Board of Directors of the Spring Valley Lake Association meeting is scheduled for Tuesday, September 23, 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 Kayla Thomas, 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. August 31, 2025
 - B. Ratification of Accounts Payable Checks & EFT Disbursements – Action
 - C. Audit Report Fiscal Year Ending October 2024 Discussion/ Receive and File – Action
 - D. Investments
 1. Appoint Executive Committee for the Purpose of Approving Investments - Action

5. EXECUTIVE SESSION SUMMARY – David Stolfus

6. SECRETARY’S REPORT – Approval of Meeting Minutes – Motion

- A. Minutes Open Session Meeting of August 25, 2025
- B. Minutes Open Session Special Meeting September 2, 2025

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, 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. Establish Protocol of Responding to Members During Open Forum in Open Session – Discussion/Action

12. Budget Updates from the Semi-Annual Homeowners Meeting September 20, 2025

The Following Resolutions are placed on this agenda if they were not approved at the Semi-Annual Homeowners Meeting on September 20, 2025.

APPROVAL of the 2025-2026 ANNUAL BUDGET

A. Resolution #1 Establishing 2025-2026 Annual Budget – Motion

B. Resolution #2 Establishing 2025-2026 Annual General Assessment – Motion

C. Resolution #3 Establishing 2025-2026 Associate Membership Fees – Motion
(Tenant Fees Due November and May)

D. Resolution #6 Establishing 2025-2025 Assessment Billing Procedures – Motion
(Quarterly Payments: November, February, May, and August)

E. 2024-2025 Reserve Study – Motion

13. Policy Updates Under Review – GM Updates

14. Resolution to Record Subsequent Assessment Lien – Action

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

15. Resolution to Record Subsequent Assessment Lien – Action

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

16. Board Action Item BAI 25-09-02 Reserve – Vehicle & Equipment Components – Action
Units #1, #2, #3, & #4 PSD Vehicles – Action

17. Board Action Item BAI 25-09-01 Replacement of Transmission Unit 4 - Action

18. Board Action Item BAI 25-09-03 Vessel Stickers for 2026 - Action

19. Board Action Item BAI 25-09-05 Approval Final Audit Service Invoice Eadie & Payne - Action

20. BAI 25-09-04 Forensic Audit Services – Action

21. In N Out Truck 2026 Contract Approval – Action

22. Palos Grande Property – Owner of Record Property Owner Certification – Update
23. ABC Liquor License/Bear Valley Country Club – Discussion & Approval
GM Request
24. ADA Update for the Association Office
25. Minutes – Discussion
GM Request
26. CAIR Architecture Committee – Request Counter Approval for Dead Tree Removal – Action
27. CAIR Architecture Committee – Request Counter Approval for Retrofit Windows – Action
28. CAIR Architecture Committee – Request Rule Change for Replacement Roof Shingles – Action
29. CAIR Lake Committee – Request Spare Parts to Maintain Existing Aeration Systems in Fingers – Action
30. Fishing Area #3 Issues with Fishing Hooks (Pictures included) Discussion – Action
31. Fishing Area #9 Landscaping Discussion / Action
GM Request
 - A. Appointing an Executive Committee
32. Diamondhead HOA/Blue Star Properties Request for PSD Patrol their Property – Action
33. Shade Structures/Fishing Holes Update
34. Flying of MIA/POW Flags on Association Property – Discussion & Action
35. Resident Complaints
36. E-Bike Riders
37. Association Office 6 Days a Week
38. Little League
39. Sound System for the Community Center Updates
Assigned to the Finance Committee July 2025
40. ADA Hearing Issues Request for Accommodations
41. VVC Board Request to be Notified of Meetings

42. BOARD CORRESPONDENCE

(Items A-D from Open Forum August 2025 Board Meeting)

- 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

43. BOARD OF DIRECTOR'S COMMENTS

Each Board member will be called on for comments.

44. ADJOURNMENT