



EXECUTIVE SESSION AGENDA
BOARD OF DIRECTORS MEETING
MONDAY, FEBRUARY 23, 2026 ~ 6:00 PM
Meadowlark Hall Community Center
Park View Room CB4
12975 Rolling Ridge Drive, Victorville

As provided for in Civil Code §1363.05(b), notice is hereby given that an Executive Session will be conducted on 2/23/2026.

BOARD MEMBERS	___ Jay Cohen, President ___ Dennis Verhagen, Vice President ___ David Stolfus, Secretary ___ Paul Stanton, Treasurer ___ Vicki Fitch, Director ___ Steve Troup, Director ___ CJ Eversole, Director
STAFF	Alfred Logan, General Manager Jeaneen Beam, Director of HR Clint Summers, Director of Code Enforcement & Arch Kevin Higgs, Director of Finance Nick Gonzalez, Director of Operations

	<u>Page</u>
1. Call to Order	
2. Roll Call	
3. Approval of Minutes	
A. Minutes Executive Session Meeting January 26, 2026 – Action	5
<u>Member Discipline</u>	
4. <u>Personal Appeal</u>	
A. 6:40 PM Acct 485083 Arch Appeal	11
5. Acct 484212 – Staff Clarification on Architectural Screening	29
6. Acct 486104 – Review of Citation	35
7. Personal Attacks/Vandalism	

8. Extent of Enforcement Long Term Parking Behind Fencing & Encroachment Enforcement (Complaint based)
9. Code Enforcement Citations – Citation Violations Contested and Uncontested to the Citation Committee are presented to the Board for approval to issue citation/fine notices. Action will be taken at the Open Session Meeting.
(See CRC Packets for October and November in Dropbox.)
10. Code Enforcement Packet 2nd and 3rd citations
(See separate file in Dropbox)
11. Public Safety Citations – No items submitted.
12. Committee Assignment Application 60

A. 1 Application for 2 committees- Communications Committee & Community Event Team

Legal

13. Account # 466881 - Concerns
14. Account # 467285 – Audit of legal fees 61
15. Past Issued Citation Concerns
16. Items A Through H are Documents Prepared by Legal Counsel for the Purpose of the Association following Assembly Bill AB 130 Signed into Law in 2025 for the Handling of Citations. Tabled January 2026.
 - A. Board Resolution – General AHSV (Adverse Health & Safety Violations) 101
(Outlining Citations that may pose a Health & Safety Violation that would allow a larger fine.)
 - B. Code Enforcement Policy Draft 105
105
(Update policy to follow the new law AB130)
 - C. Fine Schedule 108
(Previously Tabled-Updated fine schedule to follow the new law.)
 - D. Ongoing Fines until violation is resolved 110
(Fines that may be issued when a violation is not resolved.)
 - E. Notice of Proposed Rule Change 111
(Proposed notice to the community of the changes to comply with AB130.)
 - F. Violation Resolution Agreement 113
(Resolution to be approved by the Board for the new Violation Agreement.)

G. Notice of Hearing Mockup Draft (Draft of the Notice of Hearing giving notice to property owner of a hearing regarding a violation.)	115
H. Hearing Determination Mockup Draft (Draft of the hearing notification to go to the property owner following the hearing.)	117
17. Association Policy: Violation Hearing Procedures (Draft policy of how the hearing procedures will be conducted.)	118
18. Signs at Fishing Areas/Memorial Plaques	

Contracts

19. Forensic Audit - Updates	
20. Investments The March Group	
21. Review of Accounting Contract by Legal Counsel	
22. ADA Alternatives (Tabled at the January 27, 2026, meeting Board Action Item BAI 26-01-02 ADA AO Parking Lot Improvements)	120
23. Board Action Item BAI 26-02-01 CASp	129
24. Facility Rental Use	
25. Lake Coving Consulting - Updates	
26. Meadowlark Park	
27. Fuel Prices and fleet pricing	
28. Accounting	
29. Software	

Personnel

- A. Accounting Update
- B. Staff Updates

C. Recap of Assigned Action/Direction to the GM

D. GM MBO's

Adjourn