



OPEN SESSION AGENDA
BOARD OF DIRECTORS' MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, February 24, 2026 ~ 6:00 pm

*Notice of meeting: The Board of Directors of the Spring Valley Lake Association meeting is scheduled for Tuesday, February 24, 2026, 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
STAFF	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 Kevin Higgs, Director of Finance

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. TREASURERS REPORT
 - A. Treasurer’s Report October 2025 – Receive and File
 - B. Treasurer's Report November 2025 – Receive and File
 - C. Treasurer’s Report December 2025 – Receive and File
5. EXECUTIVE SESSION SUMMARY – David Stolfus
6. SECRETARY’S REPORT – Approval of Meeting Minutes – Motion
 - A. Minutes Open Session Meeting January 27, 2026 – Motion

(Items B & C were tabled in January.)

A. Minutes Open Session Meeting December 16, 2025 – Motion 12

B. Minutes Open Session Meeting November 18, 2025 – Motion 18

7. GOVERNMENT AGENCY REPORTS

- Representative Bill Walters SVL MAC-Municipal Advisory Council San Bernardino County

8. COMMITTEE REPORTS

- Architectural Committee
- Citation Committee - Presentation
- 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. Meadowlark Park - Updates / Action

12. Lake Coving Project – Updates / Action

13. Boats & Boating	
A. Custom Boat Specs – Request by Property Owner - Action	
B. Wake Boarding & Wake Surfing	
14. Board Action Item BAI 26-02-01 CASp 5 Year Transition – Action	26
Desired Board Action: Approve selection of ADA Compliance Team for \$1,950 to prepare the Five-Year preliminary ADA Transition Plan, funded from Grounds budget line 11-5630.	
15. Spring Valley Lake Association Website - Updates	
(Items #16 through #23 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.)	
16. Board Resolution – General AHSV (Adverse Health & Safety Violations) - Action (Outlining Citations that may pose a Health & Safety Violation that would allow a larger fine.)	32
17. Code Enforcement Policy Draft – Action (Updated policy to follow the new law AB130)	36
18. Fine Schedule – Action (Updated Fine Schedule to follow the new law.)	39
19. Ongoing Fines until violation is resolved – Action (Fines that may be issued when a violation is not resolved.)	41
20. Notice of Proposed Rule Change – Action (Proposed notice to the community of the changes to comply with AB130.)	42
21. Violation Resolution Agreement – Action (Resolution to be approved by the Board for the new Violation Agreement.)	44
22. Notice of Hearing Mockup (Draft) - Action (Draft of the Notice of Hearing giving notice to property owner of a hearing regarding a violation.)	46
23. Hearing Determination Mockup (Draft) – Action (Draft of the Hearing Notification to go to property owner following the hearing.)	48
24. Association Policy: Violation Hearing Procedures – Action (Draft Policy of how the hearing procedures will be conducted.)	49
25. EQ Bridges – Update	51
26. Fishing Area #9 Landscaping – Discussion /Action	52

27. Community Building Kitchen Commercial Stove – Disclosure 65
Health Inspector Called Out the Stove and that is Needs to be a Commercial Stove.
28. Forensic Audit - Updates
29. The March Group - Investments – Updates
30. Accounting - Updates
31. Association Office Parking Lots ADA Alternatives – Action 76
Board Action Item BAI 26-12-02 ADA Parking Lot at Admin Office
(Tabled at the January 27, 2026, meeting.)
32. CAIR Committee Action Item Request Citation Review Committee New Garage/Yard Sale Policy – Action 85
33. CAIR Committee Action Item Request Citation Review Committee Regarding Enforcement of CC&Rs- 97 -Action
Article X Bylaws 10.1, Arch Policy 3.6, Arch Policy 7.20.0, Arch P&P Addendum 7.20.2 Recreational
Vehicles parked behind an unscreened fence. And no noxious or offensive activity shall be carried on upon
lot or any part thereof which may be or become an annoyance or nuisance to the neighborhood.
34. CAIR Committee Action Item Request Arch Committee Use of Decomposed Granite (DG), Dirt, and/or 99 - Action
wood chips

Proposed - Use of Decomposed Granite (DG), Dirt, and/or wood chips Hardscape areas may be used in
limited amounts, not to exceed a total of 200 square feet. Bare dirt must be confined to planter areas.
(28 Day comment period ended, comments submitted to Board.)
35. CAIR Committee Action Item Request Communications Committee Monthly Breeze Publication-Action 107
(Cost/Readership, should the Breeze go online, check cost of quarterly publication as an alternative.)
36. Community Center Sound System-Finance Committee Updates
37. Request Beach & Park Agreement Praise Run 6/13/2026 – Action 109
38. Breeze Process 113
39. Fuel for Association Vehicles – Discussion/Action
40. Eagle Scout Project – Discussion/Action
41. Honoree Memorial Program – Discussion/Action
Unable to Find Finalized Approved Policy for the Memorial Program
42. Property Owner Comments During Open Forum – Discussion/Action

A. If the item spoken about is resolved, is it necessary to be placed on the following month’s
agenda?

43. BOARD CORRESPONDENCE

Items A-F were spoken about by Members in the Open Forum at the Previous Open Session Meeting

- A. ABC License
- B. Why was a Cease & desist given to a board member?
- C. Why were they removed from committees and why can't a request for pictures be granted?
- D. Can more information be added to the agenda items listed so members know what will be discussed?
- E. The Breeze, why does it go out after the month is half over? Some of the dates are old when the Breeze is received.
- F. Memorials placed at fishing areas, were they approved?

44. BOARD OF DIRECTOR'S COMMENTS

45. ADJOURNMENT