



EXECUTIVE SESSION AGENDA
BOARD OF DIRECTORS MEETING
MONDAY, OCTOBER 27, 2025 ~ 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 10/27/2025.

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 Admin & HR Clint Summers, Director of Code Enforcement & Arch

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6:00 PM Insurance Presentation

1. Call to Order
2. Roll Call
3. Approval of Minutes
 - A. Minutes Executive Session September 22, 2025
 - B. Minutes Special Executive Session October 2, 2025

Member Discipline

4. Personal Appeal
 - A. 6:45 PM Acct 468017
 1. Architectural Denial
 2. Code Enforcement House Numbers
 3. Code Enforcement Unsightly Objects

B. 7:00 PM Acct 476998 Code Enforcement Landscaping
Personal Appeal with Written Appeal Included

C. 7:15 PM Acct 470148 Arch Committee Denial

5. Written Appeals

A. Acct 466359 Appealing Board Decision Parking on Rocks

B. Acct 466749 Code Enforcement Tree Stump

C. Acct 484576 Code Enforcement 3 Citations Holiday Lights

D. Acct 482321 Code Enforcement/Arch Deviation of Plans Approved

E. Acct 488424 Architectural Com Determination of Structure

F. Acct 485732 Code Enforcement/Arch Com Screening/Fencing

G. Acct 468982 Architectural Com Landscaping Non-Compliance

6. Committee Membership/Volunteers/Liaisons/Roles -Discussion/Action

7. Committee Application – 1 Finance Committee – Action in Open Session

8. 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 Packet in Dropbox.)

9. Code Enforcement Packet 2nd and 3rd citations
(See separate file in Dropbox)

10. Public Safety Citations – 1 Citations Submitted.
Action will be taken at the Open Session Meeting.

Legal

11. Forensic Audit- Discussion and Action
Documents in Dropbox

12. Tinnelly Law Request for Legal Direction - Action
(Tabled-Board requested solutions from CE Task Force-No Reports from Task Force)
A. Acct 468873
B. Acct 467887
C. Acct 468739

13. Acct 470389 Legal Correspondence from Tinnelly Documents in Dropbox
14. Acct 466632 Request for Payment Plan - Action
15. Acct 469708 Resolution to Record Notice of Default Alterra - Action
16. Acct 478135 Authorization Form Alterra Recovery of Funds – Action
17. Acct 485029 Resolution to Settlement Proposal – Action
18. Acct 467285 Account Under Review with Legal Regarding Collections – No Updates
19. Non-Harassment/Mediation Board Training Updates

Contracts

20. ABC Liquor License/Bear Valley Country Club – Updates - Acton
GM Request
21. Policies Updates – Action
Documents in Dropbox
 - A. Purchasing Policy
 - B. Reserve Investment Policy
 - C. SVLA Credit Card Policy
 - D. SVLA-Records Retention Policy
22. BAI 25-10-01 IT Cameras and Radios Action
23. BAI 25-10-02 EQ Portable Restrooms EQ Parks Action
24. BAI 25-10-03 Weed Abatement Action
25. BIA 25-10-04 Pest Control Action
26. BAI 25-10-05 Rodent Control Action
27. BAI 25-10-06 Fireworks for the 2026 Year Action

28. BAI 25-09-02 Reserve – Vehicles & Equipment Action
Tabled in September

29. BAI 25-09-01 Replacement of Transmission Unit 4 Action
Tabled in September

Personnel

30. GM – Training

31. GM MBOs

32. Staff – Training

33. Personnel Benefits
GM Request

A. Employee Medical – Action

B. GM Medical – Gym Membership in lieu of Medical Benefits - Action
Request that the minutes properly reflect this agreement made by the board in the past. Based on Audit Feedback.

34. Staff Updates

Adjourn