



EXECUTIVE SESSION AGENDA

BOARD OF DIRECTORS MEETING

MONDAY, NOVEMBER 17, 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 11/17/2025.

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 Mary Stapp, Interim Director of Finance Nick Gonzalez, Director of Operations

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1. Call to Order
2. Roll Call
3. Approval of Minutes
 - A. Minutes Executive Session September 22, 2025
 - B. Minutes Special Executive Session October 27, 2025

Member Discipline

4. Personal Appeal
 - A. 6:45 PM Acct 466359 Arch Appeal
 - B. 7:05 PM Acct 470148 Arch Appeal
5. Written Appeals – No Written Appeals Submitted

6. 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.)
7. Code Enforcement Packet 2nd and 3rd citations
(See separate file in Dropbox)
8. Public Safety Citations – 1 Citations Submitted.
Action will be taken at the Open Session Meeting.
9. Retaliatory Behavior – Board Member Request

Legal

10. Forensic Audit- Updates
11. Tinnelly Law Request for Legal Direction - Action
(Tabled-Board requested solutions from CE Task Force-No Reports from Task Force.)
Request to table from the agenda until such time the CE Task Force submits solutions.)
 - A. Acct 468873
 - B. Acct 467887
 - C. Acct 468739
12. Lien Activity and Collection Activity with Consortium Stopped – Board Member Request
 - A. Legal Opinion on Recovering Funds from Consortium
 - B. Breach of Their Contract – Not Required to Give Notice
 - C. Stepping Back from All Services that we can
13. Acct 470389 Legal Correspondence from Tinnelly
Documents in Dropbox
14. Acct 466632 Request for Payment Plan - Action
15. Acct 470002 Resolution to Payment Plan Request – Action
16. Acct 485029 Resolution to Settlement Proposal – Action
17. Acct 478135 Authorization Form Alterra Recovery of Funds – Action
18. Acct 469708 Resolution to Record Notice of Default Alterra - Action
19. Acct 467285 Account Under Review with Legal Regarding Collections – No Updates
20. Non-Harassment/Mediation Board Training-Updates

21. CASp Report Site Accessibility Evaluation Report – Discussion
22. Access to Financial Information in System – Board Member Request
23. Legal folder in Dropbox – Board Member Request
24. Correspondence to the Board Protocol – Board Member Request

- A. Community
- B. Board Members

Contracts

25. Consortium Contract
26. BAI 25-11-01 Board Action Item Rodent Control- Annual month to month Contract – Action

Approve the contract for Field Tech Pest Solutions contract for rodent control at Meadowlark Park, Long Acres Park, and Playfair Park for FY 2025-2026 for \$6,790.00, account #5630-Grounds & Park Maintenance.

27. BAI 25-11-02 Addendum – IT, Cameras, and Radios Contract 1, 2, or 3 Years – Action
BAI was submitted in October 2025 and approved subject to legal review and the inclusion of a cancellation policy.
1-Approve the contract with X Factor for fiscal year 2025-26 through fiscal year 2027-28, or three Years for \$68,700 annually for maintenance on the security cameras.
2-Approve the creation of a new budget line item #5782-Security Camera Service Contract and transfer \$68,700 from account #5780-Service Contracts.

28. BAI 25-11-04 Board Action Item Approval of Engagement Letter with Clifton, Larson, Allen LLP for Audit Services for Fiscal Years 2025, 2026, and 2027 - Action

Recommend the approval of the Professional Services Agreement with Clifton, Larson, Allen LLP for Audit Services for a term of two (2) years with the option of contracting for a third year, for a total of \$98,280.. FY 2025 \$31,185., FY 2026 \$32,760., FY 2027 \$34,335., to conduct annual audit, technology and client support and tax preparation services.

Bids were received from 3 firms that responded to the request for bids. The bids for 1 year ranged from \$31,185.00 to \$39,000.00.

29. BAI 25-11-05 Board Action Item Fish Stocking 2025-2026 – Action

To approve the proposal from Jess Ranch Hatchery in the amount of \$26,375.00 for fish stocking services from November 2025 to January 2026, and to authorize funding from Line Item 5320 - Lake Stock/Fishery under the Lake, Marina & Equestrian budget.

30. ABC Liquor License/Bear Valley Country Club – Updates – Acton

31. Policy – Operating Policy for Discussion Only

Personnel

32. Staff Updates

33. GM Time Off Approval Process

34. GM Behavior and Consequences

35. GM Contract and Inappropriate Responses and Demands

Adjourn