



EXECUTIVE SESSION AGENDA

BOARD OF DIRECTORS MEETING

MONDAY, JUNE 23, 2025 ~ 5:00 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 6/23/2025.

BOARD MEMBERS	<input type="checkbox"/> Jay Cohen, President <input type="checkbox"/> Dennis Verhagen, Vice President <input type="checkbox"/> David Stolfus, Secretary <input type="checkbox"/> Vicki Fitch, Treasurer <input type="checkbox"/> Paul Stanton, 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

5:00 PM Staff Directors Presentation to the Board of Directors

1. Call to Order
2. Roll Call
3. Approval of Minutes
 - A. Minutes Executive Session March 24, 2025
Tabled for review of account number
 - B. Minutes Executive Session May 19, 2025
 - C. Minutes Executive Session Special Meeting June 12, 2025
(No minutes submitted – staff did not attend)

Member Discipline

(Line Items 4, 5, & 6 Personal & Written Appeals in separate file in Dropbox *see page #s noted in packet below)

4. Personal Appeal

- A. 6:45 PM Acct 467528 Code Enforcement & Arch Appeal *page 1
- B. 6:55 PM Acct 466986 Arch Appeal *page 21
(Citation is also in CRC Packet)
- C. 7:05 PM Acct 467056 Arch Appeal *page 38

5. Personal Appearance

- A. 7:15 PM Acct 468180 Request to Renegotiate Payment Plan *page57

6. Written Appeals

- A. Acct 487661 Arch Appeal & Citation Appeal *page 75
- B. Acct 489205 Arch Appeal *page 96
- C. Acct 484232 Arch Committee Denial *page 118

7. Acct 488432 Hold Harmless Letter – Action

8. Acct 466359 Parking on Rocks Grandfathered 2004 – Discussion/Action

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 Packet in Dropbox.)

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

11. Public Safety Citations – 2 Citations Submitted Acct 484197
Action will be taken at the Open Session Meeting.

12. Misconduct of Member on Association Property

13. Architectural Committee Chairperson Assignment – Action in Open Session

14. Lake Committee/Board Liaison

15. Communication between Committees and Staff

16. Review of 2 Committee Assignment Applications – Action taken in Open Session

1-Equestrian Estates Committee

1-Event Team

Legal

17. Legal Pending Matters Update - Documents in the Dropbox

18. Acct 467135 Alterra request for Legal Direction - Action

19. Acct 467715 Tinnelly Request for Potential Legal Pursual – Action

20. Acct 488991 Request to Remove Bank Fees – Action

21. Alterra Collections (Separate File in Dropbox Alterra Collections Cover Sheet w/ 4 Accts listed below A-D. Cover sheet page 1 in packet. *Page #s list below are noted in packet.)

A. Acct 486204 Payment Plan Request *page 3

B. Acct 468151 APN 3088-131-46-0000 Notice of Default *page 16

C. Acct 467887 Alterra file 613908 Trustee Sale Authorization *page 37

D. Acct 468739 Alterra file 607005 Trustee Sale Authorization *page 55

Contracts

22. Audit Contract - Update

A. Legal Representation – Action

Tabled in May

23. Reserve Study - Association Reserves Continuation of Service – Discussion/Action

24. Additional Cameras & Upgrades - Approximately 15 Cameras & Equipment -
Discussion/Action

25. BAI Board Action Item 25-06-01 PSD Vehicle Transmission – Action

26. BAI Board Action Item 25-06-02 Approval for V-Ditch Correction at the Equestrian
Estates – Action

Personnel

27. Staff Updates

28. Health Care Costs

29. Job Title, Step, and Column Wages

30. Safety Practices

31. Disciplinary Procedures: Attendance, Driving Guidelines, Timeliness/Starting Time, Lunch/Breaks, etc.

Adjourn