



EXECUTIVE SESSION AGENDA

BOARD OF DIRECTORS MEETING

MONDAY, SEPTEMBER 22, 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 9/22/2025.

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

page

1. Call to Order
2. Roll Call
3. 6:05 PM ZOOM Audit Presentation
 - A. Letters from the Auditor - Discussion
 1. Internal Control Letter
 2. Governance Letter
 3. Auditor's Report
4. Approval of Minutes
 - A. Minutes Executive Session August 25, 2025
 - B. Minutes Special Executive Session July 17, 2025
(Tabled July 21, 2025 & August 25, 2025)
 - C. Minutes Special Executive Session August 17, 2025
(Tabled August 25, 2025)

Member Discipline

5. Personal Appeal

- A. 6:45 PM Acct 476998 Code Enforcement landscaping/property line
- B. 7:00 PM Acct 494022 Code Enforcement/Arch Room Addition
- C. 7:15 PM Acct 467257 Code Enforcement/Arch Paint

6. Written Appeals

- A. Acct 494633 CE Set-backs Appeal
- B. Acct 486226 PSD Citation

7. Architectural Items for Board Review – Action

See file in Dropbox

- A. Acct 470148 Request for Location of Items on Property
Staff submit – potentially setting new precedent
- B. Acct 482896 Landscaping and DG
Staff submit – landscape materials

8. Committee Membership/Volunteers/Liaisons/Roles -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. Action will be taken at the Open Session Meeting.

Legal

- 12. Tinnelly Law Request for Legal Direction - Action
(Tabled August 25, 2025 Board requested solutions from CE Task Force)
 - A. Acct 468873
 - B. Acct 467887
 - C. Acct 468739

13. Alterra Acct #468151 APN# 3088-131-46-0000 Resolution to Payment Plan Request – Action
14. Palos Grande Property – Owner of Record Property Owner Certification – Signature Required
15. Establish Protocol of Responding to Members During Open Forum in Open Session –
Discussion/Action
16. Diamondhead HOA/Blue Star Properties Request for PSD Patrol their Property – Action
17. Acct 467285 Account Under Review with Legal Regarding Collections – No Updates
18. Minutes – Discussion
GM Request
19. Harassment/Mediation Training
20. Sexual Harassment Training for the Board

Contracts

21. Board Action Item BAI 25-09-02 Reserve – Vehicle & Equipment Components Units #1, #2, #3, & #4 PSD Vehicles – Action
22. Board Action Item BAI 25-09-01 Replacement of Transmission Unit 4
23. Board Action Item BAI 25-09-03 Vessel Stickers for 2026
24. Board Action Item BAI 25-09-05 Approval Final Audit Service Invoice Eadie & Payne
25. Board Action Item BAI 25-09-04 Forensic Audit Services
26. ABC Liquor License/Bear Valley Country Club – Discussion & Approval
GM Request
27. Audit for the End of Fiscal Year 2025
GM Request
28. In N Out Truck 2026 Contract Approval
29. Policies Updates
GM Request
30. Event Policy Update – Under GM Review

Personnel

31. GM – Training

32. GM MBOs

33. Staff – Training

34. 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.

35. Staff Updates

Adjourn