



EXECUTIVE SESSION AGENDA
BOARD OF DIRECTORS MEETING
MONDAY, JANUARY 26, 2026 ~ 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 1/26/2026.

BOARD MEMBERS	<ul style="list-style-type: none"> ___ Jay Cohen, President ___ Dennis Verhagen, Vice President ___ David Stolfus, Secretary ___ Paul Stanton, Treasurer ___ Vicki Fitch, Director ___ Steve Troup, Director ___ CJ Eversole, Director
STAFF	<p>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</p>

6:00 PM Engineer Presentation
7:10 PM ADA Plan Presentation

- | | |
|--|-------------|
| 1. Call to Order | <u>Page</u> |
| 2. Roll Call | |
| 3. Approval of Minutes | |
| A&B minutes not received from Board, no staff present at meetings | |
| A. Minutes Executive Session Special Meeting January 12, 2026 – Action | |
| B. Minutes Executive Session Special Meeting January 5, 2026 – Action | |
| C. Minutes Executive Session Meeting December 15, 2025 – Action | |
| D&E tabled at the December 15, 2025 Meeting | |
| D. Minutes Executive Session Meeting November 17, 2025 - Action | |
| E. Minutes Executive Session Meeting October 27, 2025 - Action | |

Member Discipline

4. Personal Appeal

A. 6:40 PM Acct 470707 Code Enforcement

5. Written Appeals

A. Acct 468077 Architectural Appeal

B. Acct 471218 Architectural Appeal

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 – No items submitted.

9. One Committee Application for Two Committees - Communications Committee and Community Event Team

Legal

10. Alterra December Bill

11. Code Enforcement Items From Legal

A. Board Resolution – General AHSV (Adverse Health & Safety Violations) - Action

B. Code Enforcement Policy Draft – Action

C. Fine Schedule – Action
Previously Tabled

D. Ongoing Fines until violation is resolved – Action

E. Notice of Proposed Rule Change – Action

F. Violation Resolution Agreement - Action

G. Notice of Hearing Mock Up Draft - Action

H. Hearing Determination Mock Up Draft - Action

12. Acct 478135 Resolution to Payment Proposal Request –Action
13. Acct 469708 Resolution to Record Notice of Default – Action
14. Acct 468017 Recommendation to add this account to the non-compliance legal list
15. Acct 467285 Account Under Review with Legal Regarding Collections
16. Acct 483303 & Acct 494098 Neighbor to Neighbor Dispute
17. Property Owner Request for pictures

Contracts

18. Forensic Audit - Updates
19. Operating Policy
20. Investments The March Group
21. Board Action Item BAI 26-01-01 Meadowlark Playground Chips
22. Board Action Item BAI 26-01-02 ADA AO Parking Lot Improvements

Desired Board Action: Approve Robert R. Yegohian Co., Inc. for the project, ADA Compliant Lot Improvements. Approve a transfer for \$196,877.00 to be allocated from the Operating Fund, Undesignated fund balance to set up the budget

23. Board Action Item BAI 26-01-03 Community Building, Maintenance Building & EQ Clubhouse Roofing

Desired Board Action: Desired Board Action: Approve the selection of Angels Roofing Inc. for the bundled roofing projects for the Maintenance Building, Community Building, and Equestrian Center for \$144,381, from the Reserve Fund.

24. Board Action Item BAI 26-01-04 CB Mini Split

Desired Board Action: Desired Board Action: Approve the purchase and installation of a GREE 24,000 BTU mini-split system from Clemmer Services Heating & Air Conditioning in the amount of \$5,240.00, to be funded from Account 5620 – Building Maintenance.

25. Board Action Item BAI 26-01-05 EQ Bathroom Construction

Desired Board Action: Desired Board Action: Approve PA Design Associates to provide architectural design services for the Playfair Park restroom facility, including connection to the sewer main, in the amount of \$12,850.00, charged to account #5699.

26. Lake Coving Consulting Proposal Review & Board Guidance

27. Soda Fountain Community Building

28. Accounting

29. Software

30. ADA Transition Plan (7:10 PM) Presentation

31. Shade Structure Information

Personnel

- A. Accounting Update
- B. Director of Finance Update
- C. Agenda Deadline Dates
- D. Legal Updates
- E. Staff Updates
- F. GM MBO's

Adjourn