



**OPEN SESSION MINUTES
BOARD OF DIRECTORS' MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive**

Tuesday, September 23, 2025 ~ 6:00 pm

Always have your Membership Card with you when you are on Association Property.

BOARD MEMBERS	<input checked="" type="checkbox"/> Jay Cohen, President <input checked="" type="checkbox"/> Dennis Verhagen, Vice President <input checked="" type="checkbox"/> David Stolfus, Secretary <input checked="" type="checkbox"/> Paul Stanton, Treasurer <input checked="" type="checkbox"/> Vicki Fitch, Director <input checked="" type="checkbox"/> Steve Troup, Director <input checked="" type="checkbox"/> CJ Eversole, Director Alfred Logan, General Manager Jeaneen Beam, Director of Admin & HR Nick Gonzalez, Director of Operations Cody Partridge, Interim Director of Public Safety Clint Summers, Director of Code Enforcement & Architectural Kayla Thomas, Community Engagement Specialist Mary Stapp, Interim Director of Finance
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1. CALL TO ORDER – President Cohen called the meeting to order at 6:00 PM.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL was taken and recorded.

4. TREASURERS REPORT

- A. Treasurer’s Report Review
 - 1. August 31, 2025

This item was tabled.

B. Ratification of Accounts Payable Checks & EFT Disbursements

Mary Stapp gave a brief report on the subject of ratification of accounts payable checks & EFT disbursements. Motion by Stolfus second by Verhagen to receive and file. Motion passed.

C. Audit Report Fiscal Year Ending October 2024 Discussion/ Receive and File

Eden Casareno from Eadie Payne LLP reported on the audit opinion being a clean unmodified opinion. This means the financial statements presented are fairly stated in accordance with US GAAP. The report included Material weaknesses, Significant Deficiencies, along with the conclusion and the next steps for a corrective plan. She recommends the deficiencies be addressed and corrected.

Motion by Stanton second by Fitch to receive and file the audit fiscal year ending 2024.
Motion passed.

D. Investments

1. Appointing an Executive Committee for the Purpose of Approving Investments

Motion by Cohen second by Fitch to Continue with the same 3 board members that were previously approved, Jay Cohen, Vicki Fitch, and Paul Stanton. Motion passed.

5. EXECUTIVE SESSION SUMMARY – David Stolfus

Final Audit Presentation with updates since draft version from Eadie Payne Auditors

Reviewed the Minutes for the following meetings and took these actions:

Minutes Executive Session 8/25/25 – Approved, Minutes Special Executive Session 7/17/25 – Approved, Minutes Special Executive Session 8/17/25 – Approved

The Board also discussed or reviewed: Member Discipline: Personal Appeals, Written Appeals, Architectural Items, Code Enforcement Citations and Public Safety Citations

Legal Updates: Payment plan request, Open Session Comment period protocol, Public Safety patrol, Board training and professional development.

Contracts: BAIs: BAI 25-9-1 through 5, BVCC Liquor License, Appreciation Dinner, Policy updates, Audit, Action to be taken in open session.

Personnel: Staff Updates, GM MBOs, GM – Training, Personnel Benefits, Employee Medical, GM Medical.

6. SECRETARY'S REPORT – Approval of Meeting Minutes

A. Minutes Open Session Meeting of August 25, 2025

Motion by Stolfus seconded by Stanton to approve August 25, 2025, minutes. Motion passed.

B. Minutes Open Session Special Meeting September 2, 2025

Motion by Fitch second by Stolfus to table for more info including statements made at the meeting. Motion passed.

7. GOVERNMENT AGENCY REPORTS

- Representative San Bernardino County Fire – No representative present.
- Representative San Bernardino County Sheriff – No representative present.
- Representative Bill Walters SVL MAC-Municipal Advisory Council San Bernardino County
Mr. Walters gave a report on the items the MAC group is working on which includes the archway removal, and many of the issues with the e-bikes and the e-motorcycles, e-dirt bikes.

8. COMMITTEE REPORTS

- Architectural Committee - JoAnne Romero reported on CAIR requests. Some are presented to the board to clarify rules and make them clearer.
- Citation Committee – Mike Weis reported on the citation meeting. There was 1 personal appeal and 109 uncontested citations.
- Communications Committee – Larry Hoover has come up with a slogan to work on getting info out. The committee did not meet in September so there is no report from the meeting.
- Community Event Team – No meeting this month.
- EQ Estates Committee - Marcia Rhodes thank you for the sign for the EQ meeting. Waiting on info on the bridge, the decision of the restroom at Playfair park, the arena footing is coming along. Rich Berger from Apple Valley reported that the town is looking at a riverwalk on the Apple Valley side and he spoke about the roads.
- Finance/Budget Committee – Terry Fitch reported this month’s meeting was canceled. CAIR’s have not been acted on. Asked about policies and when they will completed?
- Lake Committee – Randy Dewey reported that discussion has been the same subjects just looking at different ideas. Still looking at different ideas for the coving. He spoke about the aerators and the attenuators.
- Code Enforcement Task Force- Mike Weis reported the task force has met a couple of times. Working on ways to streamline citations and how to get compliance. AB130 has a significant impact on the fine schedule. They have created a presentation for the board in October.
- 5 Year Community Plan Task Force – Alfred Logan reported the members will be touring the amenities. And they are working on a survey for the community. Discussion of a variety of projects that would enhance the community.

9. PROPERTYOWNERS OPEN FORUM

If you would like to speak during the Open Forum, please fill out a card and hand it to the recording secretary no later than 6:05 PM. Each owner may address the board for up to 3 minutes. A director or manager may briefly respond to comments. Speakers must observe rules of decorum and not engage in obscene gestures, shouting, profanity, or other disruptive behavior. If a speaker is in the middle of a sentence when time is called, they may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others. State your name and address.

Items brought to the board were:

Fairness, transparency, and accountability. Questions about who does the minutes and agendas. Lawful governance allowing all members to speak. Financial scandal and governance failure. Culture of secrecy and mismanagement of accounting. Several concerns about the replacing the Treasurer’s position.

10. CONSENT CALENDAR - MOTION

Citations – Code Enforcement and/or Public Safety Contested and Uncontested Violations presented to the Board for Approval to issue Citation-Fine notices.

Motion by Stolfus second by Troup to approve citations as presented. Motion passed.

The wording on the Citation Determination Notices will be updated to the following:

“The Board of Directors has found you liable as recommended by the Citation Review Committee for the aforementioned citation(s), for violation(s) of the Spring Valley Lake Association Covenants, Conditions, and Restrictions (CC&R’s).

DISCUSSION AND ACTION ITEMS

If you would like to speak on an agenda item, please fill out a card and hand it to the recording secretary no later than 6:05 PM. You will have an opportunity to make comments or ask questions regarding discussion and action items that are on the agenda prior to the board president calling for a vote. The president of the board will call on you. There is a limit of 2 minutes per speaker. Please state your name and address.

11. Establish Protocol of Responding to Members During Open Forum in Open Session

Members wishing to speak at the meeting will be required to submit a comment form which will include their full name and address. Members should be aware that this info may be included in the official minutes.

12. Budget Updates from the Semi-Annual Homeowners Meeting September 20, 2025

Motion by Cohen second by Fitch to table. Motion passed.

The Following Resolutions are placed on this agenda if they were not approved at the Semi-Annual Homeowners Meeting on September 20, 2025.

APPROVAL of the 2025-2026 ANNUAL BUDGET

- A. Resolution #1 Establishing 2025-2026 Annual Budget – Motion
- B. Resolution #2 Establishing 2025-2026 Annual General Assessment – Motion
- C. Resolution #3 Establishing 2025-2026 Associate Membership Fees – Motion
(Tenant Fees Due November and May)
- D. Resolution #6 Establishing 2025-2025 Assessment Billing Procedures – Motion
(Quarterly Payments: November, February, May, and August)
- E. 2024-2025 Reserve Study – Motion

Items A – F will have action taken at the Budget meeting on Wednesday, September 24, 2025.

13. Policy Updates Under Review – GM Updates

Mary Stapp reported on policies. Purchase orders were created for anything over \$500.00. Purchasing policy is the next policy to be completed. The plan is to have policies for the board at the next meeting in October.

14. Resolution to Record Subsequent Assessment Lien – Action
A. Acct 490723 APN# 0444-372-05-0000
15. Resolution to Record Subsequent Assessment Lien – Action
A. Acct 485331 APN# 0482-092-11-0000

Motion by Fitch second by Troup to table item 14 & 15 Resolutions to Record Subsequent Liens.
Motion passed.

16. Board Action Item BAI 25-09-02 Reserve – Vehicle & Equipment Components – Action
Units #1, #2, #3, & #4 PSD Vehicles

Terry Fitch spoke regarding the report on vehicles from the finance committee.

Motion by Fitch seconded by Troup to table. Motion failed.

Motion by Cohen second by Eversole to approve. Motion failed.

17. Board Action Item BAI 25-09-01 Replacement of Transmission Unit 4 – Action

Motion by Cohen second by Troup to approve.

Motion amended by Verhagen second by Troup to table. Motion passed.

18. Board Action Item BAI 25-09-03 Vessel Stickers for 2026

Motion by Fitch second by Troup to approve.

There was an update on the price from the vendor with an additional savings of \$360.00.

Amended motion by Cohen second by Fitch to approve at the lower cost. Motion passed.

19. Board Action Item BAI 25-09-05 Approval Final Audit Service Invoice Eadie & Payne

Motion by Fitch second by Stanton to approve the final audit service invoice. Motion passed.

Motion by Fitch to use funds from line item 5310 to pay the fees.

20. BAI 25-09-04 Forensic Audit Services

Motion by Stanton to accept Option #2 and to appoint Stolfus as point of contact for the Forensic Audit,
second by Verhagen. Motion passed.

Undesignated funds will be used for this item.

21. In N Out Truck 2026 Contract Approval

Motion by Eversole second by Troup to approve the contract. Motion passed.

22. Palos Grande Property – Owner of Record Property Owner Certification – Update

The certification will be signed to show owner of record for the property on Palos Grande. Action was taken
in Executive Session.

23. ABC Liquor License/Bear Valley Country Club

Fitch requested paperwork from the original sale to see that the covenants are listed.

Direction was given to the GM to contact Tinnelly Law to get clarification and status of the liquor license.

24. ADA Update for the Association Office

Gonzalez gave the following status of the plans for the ADA walkway are in Plan Check with the County of San Bernardino.

25. Minutes – This item was discussed under item #11.

GM Request

26. CAIR Architecture Committee – Request Counter Approval for Dead Tree Removal

Motion by Stolfus second by Stanton to approve the CAIR. Motion passed.

27. CAIR Architecture Committee – Request Counter Approval for Retrofit Windows

Motion by Stolfus second by Fitch to approve CAIR. Motion passed.

28. CAIR Architecture Committee – Request Rule Change for Replacement Roof Shingles

Motion by Cohen second by Stolfus to approve the CAIR. Motion passed.

29. CAIR Lake Committee – Request Spare Parts to Maintain Existing Aeration Systems in Fingers

Motion by Stolfus second by Troup to approve the CAIR. Motion passed.

30. Fishing Area #3 Issues with Fishing Hooks (Pictures included) Discussion

Motion by Fitch second by Eversole to move the floating islands for 60 days.

Amended motion by Stanton to close fishing area 3 until November 1st and move the islands.

Logan requested to go on record that there are risks with the amount of hooks that are cast on boats and pets getting snagged with the hooks. There have been comments of legal action due to the costs of the vet bills and damage to property. He feels the fishing area should be closed for 60 days. This will get the word out to those that fish and hopefully help the problem.

31. Fishing Area #9 Landscaping Discussion

GM Request

Motion by Cohen second by Fitch to appoint Fitch, Troup, and Stolfus to an executive committee to review and approve the plans for fishing area 9. Motion passed.

32. Diamondhead HOA/Blue Star Properties Request for PSD Patrol their Property

Motion by Fitch second by Troup to approve. Motion failed.

33. Shade Structures/Fishing Holes Update

Logan reported that the items are part of the 5-year plan.

34. Flying of MIA/POW Flags on Association Property

Motion by Stolfus second by Fitch to discuss.

Amended motion by Fitch second by Stolfus to table. Motion passed.

35. Resident Complaints

Several members had comments and concerns about things not getting done such as the audit and the forensic audit. CAIR items not being addressed.

36. E-Bike Riders

This subject was covered by Bill Walters in his MAC report.

37. Association Office 6 Days a Week

Looking at ways to schedule.

38. Little League

Troup had questions from Little League. Troup was directed to have Little League call Logan.

39. Sound System for the Community Center Updates

Assigned to the Finance Committee July 2025

40. ADA Hearing Issues Request for Accommodations

GM was directed to have headsets available at meetings.

41. VVC Board Request to be Notified of Meetings

42. BOARD CORRESPONDENCE

(Items A-D from Open Forum August 2025 Board Meeting)

A. Update on the Plan for the Coving Repair

Plan of possibly starting the process in late 2026 to lower the lake and work to be done in 2027.

To get bids contractors need to be present to evaluate the repairs needed.

It was suggested to contact Rich Berger to help with the RFP.

B. Number of Guest Cards per Property

4 guest cards per property

C. Concerns with Boats/Vessels Speeding on the Lake

This is being enforced. Citations have been issued.

D. Street Parking Issues

The streets do not belong to the association. Streets belong to the county. CHP needs to be contacted for issues. The association has no jurisdiction over the streets/roads.

43. BOARD OF DIRECTOR'S COMMENTS

Each Board member was called on for comments.

44. ADJOURNMENT

The meeting was adjourned at 9:58 PM.

Jeaneen Bean, Director of Admin & HR

David Stolfus, Secretary Board of Directors

signature