



**OPEN SESSION MINUTES
BOARD OF DIRECTORS' MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, January 27, 2026 ~ 6:00 pm**

BOARD MEMBERS	<input checked="" type="checkbox"/> Jay Cohen, President by phone <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, Director of Public Safety Clint Summers, Director of Code Enforcement & Architectural Cherina Cohen, Community Engagement Specialist Mary Stapp, Interim Director of Finance
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1. CALL TO ORDER

Meeting called to order at 6:00 PM by Vice President Verhagen.

2. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Clint Summers.

3. Roll call was taken and recorded.

4. TREASURERS REPORT

A. Treasurer's Report November 2025 – Receive and File

Motion by Stanton second by Troup to receive and file the November Treasurer's Report. Motion passed.
5-2 Nays-Fitch & Troup.

5. EXECUTIVE SESSION SUMMARY – David Stolfus

1/26/2026: Lake Coving Consulting Proposal, Presentation of an ADA Transitional Plan.
Reviewed and approved minutes for the following executive meetings: October 27, 2025, November 17, 2025, December 15, 2025, December 29, 2025, and January 12, 2026.
Member Discipline: Personal Appeals, Written Appeal, Code Enforcement Citations, and Committee Application. Legal Updates: The following documents were reviewed, Code Enforcement items, Board Resolution, Enforcement Policy, Fine Schedule, Notice of Proposed Rule Change.
Payment Plan approved for acct 478135 APN # 0480-252-12-0000.

Resolution to Record Notice of Default Acct 469708 APN #0480-263-17-0000 was approved.

Accounts sent to legal and review of items previously sent to legal.

Contracts: the forensic audit, BAIs for Meadowlark Park woodchips, ADA association parking lot, roofing, a/c in CB kitchen and Playfair park restroom design. Investments were discussed.

Personnel: staff updates, legal updates, accounting updates, Director of Finance update, and GM MBOs.

1/12/2026: GM MBOs.

12/29/2025: GM MBOs.

6. SECRETARY'S REPORT – Approval of Meeting Minutes

A. Minutes Open Session Meeting December 16, 2025

B. Minutes Open Session Meeting November 18, 2025

Motion by Stolfus second by Troup to table minutes listed on A & B above until Fitch's statement is added to the minutes. Motion passed. 4 yes's -Fitch, Stolfus, Verhagen, and Troup. 3 noes.

7. GOVERNMENT AGENCY REPORTS

- SVL MAC-Municipal Advisory Council San Bernardino County – No Representative was present.

8. COMMITTEE REPORTS

- Architectural Committee - JoAnne Reported there were 50 applications approved at the meeting.
- Citation Committee – Mike Weis reported on the citations reviewed.
- Communications Committee – Cheri Boyd reported on the items being used for communications.
- Community Event Team – CJ Eversole volunteers are needed for the up coming dance, other events, and the soda fountain machine going into the kitchen.
- EQ Estates Committee – Marcia Rhodes reported the dog waste stations are going to be relocated, met with staff regarding the bridges, working with the town for places to place a sign identifying the EQ Estates. Looking into the timeline of the rule change on the 3 rail fencing.
- Finance/Budget Committee – Terry Fitch reported on the CAIR for PSD numbers, setting up accounts for gasoline, and Chris Harvey gave a status of the sound system in the CB. Our equipment is outdated. Met with an expert on sound systems and projector. These items are in the reserve study.
- Lake Committee – Bill Scott spoke about some history of the lake and the die off of all plants. He spoke about the lake coving project. They met with an architect who has sent a proposal for a consultant. The committee has spoke with the county, Kemper Cambell Ranch and Lahontan water agency. Working on bypassing the golf course and fish hatchery water. Wave attenuators will be built and placed in the lake. Committee meetings by zoom is also allowing members to participate will they are out of the area.
- Code Enforcement Task Force – Mike Weis reported the Task Force is suspended until documents are received from legal counsel to continue their projects.
- 5 Year Community Plan Task Force – GM Logan reported they are hoping to wrap up soon and make a presentation to the board in March. Next meeting will be early February.

9. PROPERTYOWNERS OPEN FORUM

If you would like to speak during the Open Forum, you must 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.

Open forum was held and 6 members spoke.

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 the Consent Calendar as amended. Motion passed.

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.

11. Board Action Item BAI 26-01-06 Operating Policy

Action Request: Review the draft and approve the Operating Policy with changes to replace the previously adopted Policy.

Motion by Stolfus second by Cohen to approve and accept the Operating Policy. Motion passed.

12. Resolution #10 Establishment of Record Date for the Board of Directors Election 2026

Date of Record as March 20, 2026

Motion by Stolfus second by Fitch to approve Resolution #10 to establish Date of Record as March 20, 2026, for the Board of Directors Election. Motion passed.

13. Lake Coving Project Consultant Proposals Review & Board Guidance

A. Letter/Bid Submitted

Motion by Verhagen second by Eversole to approve an engineering consultant agreement with Merrell Johnson Engineering for \$13,000.00 for the Lake Coving Project to be allocated from the reserve fund. Motion passed.

14. Lake Committee Water Clarity Goals

Motion by Stanton second by Verhagen to direct the Lake Committee to develop a plan to divert water or minimize the amount of fish hatchery water into the lake and to include permission to have a conversation with the country club. Motion passed.

15. Meadowlark Park - Update

The engineer has presented a proposal to move forward. The engineering needs to be completed, the lighting plans, and so on. Once we have engineering and drawing specs we can go out to bid. The architect was asked to take out the cell phone tower. There was a sub-committee formed to work with the engineer. Stanton will draw a plan and then plan to schedule a meeting with the architect in late February.

No action for staff.

16. Board Resolution – General AHSV (Adverse Health & Safety Violations)

17. Code Enforcement Policy Draft

18. Fine Schedule

19. Ongoing Fines until violation is resolved

20. Notice of Proposed Rule Change

21. Violation Resolution Agreement

22. Notice of Hearing Mockup (Draft)

23. Hearing Determination Mockup (Draft)

Motion by Fitch second Troup to reject Items 16 through 23 for review of all documents. Motion passed. 4 yes's by Stanton, Troup, Verhagen, and Fitch. 3 noes.

24. Forensic Audit - Updates

The agreement has been signed. The Forensic is moving forward.

25. The March Group - Investments

Motion by Verhagen second by Stolfus to move forward with the March Group for investments. Motion passed.

26. Alterra Resolution to Record Subsequent Assessment Lien

A. Acct 486486 APN 0444-411-08-0000

Motion by Verhagen second by Stolfus to approve the Resolution to Record Subsequent Assessment Lien APN 0444-411-08-0000. Motion passed.

27. Board Action Item BAI 26-12-01 Meadowlark Playground Chips – Action

Desired Board Action: Approve the selection of Southern California Mulch Inc. for the purchase and installation of playground wood chips at Meadowlark Park in the amount of \$8,275.20, to be funded from Line 5630- Grounds & Park Maintenance.

Motion by Eversole second by Cohen to approve the BAI 26-12-01 Meadowlark Playground Chips as recommended. Motion passed. Fitch abstained.

28. Board Action Item BAI 26-12-02 ADA Parking Lot at Admin Office

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

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

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

Motion by second by Cohen to approve BAI 26-01-03 Community Building, Maintenance Building & EQ Clubhouse Roofing. Motion passed.

30. Board Action Item BAI 26-01-04 Community Building Mini Split

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.

Motion by Eversole second by Troup to approve BAI 26-01-04 Community Building Mini Split as recommended. Motion passed.

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

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.

Motion by Cohen second by Troup to approve BAI 26-01-05 EQ Bathroom Construction. Motion passed.

32. CAIR Architectural Committee – Use of Artificial Plants

28-day comment period ended, previously approved pending comment period

Motion by Verhagen second by Fitch to deny the CAIR and not to allow Artificial Plants, the comments from property owners were against artificial plants. Motion passed.

33. 1 Committee Application for 2 committees – Communications & Event Team

Motion by Stolfus second by Fitch to approve the committee application. Motion passed.

34. Club Event Request-Yacht Club Chili Cook-Off February 21, 2026

Motion by Fitch second by Stanton to approve the Chili cookoff. Motion passed. Stolfus abstained.

35. Community Center Sound System-Finance Committee Updates

The Finance Committee is exploring what is needed for the community center. They will be submitting a CAIR to request an RFP for the project.

36. Homeowner Request Form for Pictures Acct 468053

Requested by Board to place on January agenda.

Motion by Fitch second by Stolfus to approve. Motion failed. 6 no's 1 yes from Fitch. The request is denied.

37. BOARD CORRESPONDENCE

Items that were spoken about in Open Session at Previous Meeting

- A. Security not patrolling, house was broken into 2 years ago, do not see security driving around. Receiving a crazy amount of citations.

Public Safety's job is to protect the association amenities. Not property owner's homes. If they see something they will report it or contact the property owner. You are also able to have extra patrol if you are away on vacation for a designated amount of time.

- B. Why can't we have chickens?

Chickens are not allowed per our rules and the Town of Apple Valley.

- C. Concerns about the accounting firm, financial reports have not been received. Why are we paying if the work isn't being done.

This subject has been discussed many times.

- D. Photos of the lake coving, why can't the property owner have them.

Action taken in Item #36.

Do we have requests for bids? Petty cash account questions. Audit concerns, and the forensic audit being done?

- E. Agenda concerns about stating name before speaking. - This statement has been removed from the power point.

The accounting firm issues. - This has been discussed.

Concern regarding volunteers and removal of volunteers. - Committees serve on behalf of the board may be removed at anytime for cause or no cause.

38. BOARD OF DIRECTOR'S COMMENTS

39. ADJOURNMENT

The meeting adjourned at 8:52 PM.

Approved by: _____, Board Secretary