



OPEN SESSION MINUTES
BOARD OF DIRECTORS' MEETING
Meadowlark Hall Community Center
12975 Rolling Ridge Drive
Tuesday, March 25, 2025 ~ 6:00 pm

BOARD MEMBERS	<input checked="" type="checkbox"/> Dennis Verhagen, President <input checked="" type="checkbox"/> Paul Stanton, Vice President – <i>via phone</i> <input checked="" type="checkbox"/> David Stolfus, Secretary <input checked="" type="checkbox"/> Vicki Fitch, Treasurer <input type="checkbox"/> Brad Letner, Director <input checked="" type="checkbox"/> Steve Troup, Director <input checked="" type="checkbox"/> Jay Cohen, Director Alfred Logan, General Manager Jeaneen Beam, Director of Admin & HR Kayla Thomas, Community Engagement Specialist
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1. Call to Order by President Verhagen at 6:05PM
2. Pledge of Allegiance lead by Mrs. Walters
3. Roll Call was taken and recorded.
4. Executive Session Summary provided by Stolfus.

Meeting of March 24, 2025

Informational reports from:

Zoom call - Auditor Report

Zoom call - Alterra (collections) & Consortium (accounting)

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

Executive Session 2/24/25 - Tabled pending corrections, Special Executive Session

1/16/25 - Tabled pending corrections, Special Executive Session 2/10/25 - Minutes not yet provided.

The Board also discussed or reviewed: Member Discipline:

Personal Appeal, Written Appeals, Staff Counter Approvals, Code Enforcement Citations, and Public Safety Citations.

Legal updates: Properties Updates, Pending Legal Matters, Record Notice of Default, Payment Proposals, Settlement Proposals, Non-Judicial Foreclosure Authorization.

Action taken on Collections:

Resolution to Record Notice of Default

Motion by Cohen and seconded by Stanton to approve items A&B list below. Motion passed.

- A. Acct 469092 APN 0480-263-06-0000
- B. Acct 466824 APN 3088-221-04-0000

Non-Judicial Foreclosure or Lawsuit Authorization

Motion by Cohen and seconded by Verhagen to approve Non-Judicial Foreclosure on items A&B listed below. Motion passed.

- A. Acct 468739 Alterra File 607005
- B. Acct 467887 Alterra File 613908

Contracts: ADA Walkway

Personnel: Staff Updates, Bill Payment - auto pay, Request for Treasurer's Assistant, MBOs, 5 year Grandfathering Policy

Meeting of March 28, 2025

BOD Resolution Payment Proposal Request – Action

- a. Acct 486854 APN 0482-183-14-0000

Motion by Verhagen and seconded by Fitch to approve the GM recommendations to decline the proposal and request for the full amount to be remitted to date on Acct 486854 APN 0482-183-14-0000. Motion passed.

- a. Acct 468180 APN 0444-433-07-0000

Motion by Verhagen and seconded by Fitch to approve the GM recommendation to decline the proposal and counter with \$500.00 down and payment plan not to exceed 12 month period on Acct 468180 APN 0444-433-07-0000. Motion passed.

- b. Acct 478135 APN 0480-252-12-0000

Motion by Verhagen and second by Fitch to approve the GM recommendation to direct Alterra to accept the proposal on Acct 478135 APN 0480-252-12-0000. Motion passed.

BOD Resolution to Settlement Proposal Request – Action

- a. Acct 467600 APN 0444-372-05-0000

Motion by Verhagen seconded by Fitch to approve the GM recommendation to decline the proposal and request for the full amount to be remitted to date on Acct 467600 APN 0444-372-05-0000. Motion passed.

5. SECRETARY'S REPORT – Approval of Meeting Minutes

Motion by Stolfus and seconded by Troup to approve the Minutes from Open Session Meeting of February 25, 2025. Motion Passed.

6. GOVERNMENT AGENCY REPORTS

- Representative San Bernardino County Fire – No Representative Present.

- Representative San Bernardino County Sheriff – Deputy Franco gave stats from February until current time. 404 totals calls generated, of those 365 came from dispatch. 39 self-initiated activity. No trends of violent crime. 5 domestic violence incidents in area.
- M.A.C. Committee – Bill Walters gave update of new members. First meeting was last week. County has an app that people can use to report road issues, graffiti, and a number of other things instantly. Working on getting answers for major issues, like street parking, the County will allow SVLA to do an ordinance to control street parking but still working on that. Streetlight on Vista Point is still in the works, and City of Victorville has agreed to split costs.

7. COMMITTEE REPORTS

- Architectural Committee – Randy Dewey provided stats about current project trends in community which include landscape, house painting, gazebos, boat/jet ski lifts, and two new homes. Vicki Fitch inquired about what the Board can do to streamline projects like painting.
- Citation Committee – Bill Walters reported that the committee will be giving the Board a list of unanswered questions and ideas for how to make the system better.
- Communications Committee – Cherina Cohen gave update of last meeting including researching texting app, and working with Staff to review the Breeze and the weekly Newsletter email. Will be putting a survey in the Breeze for feedback from those that read it. Visitors at the meeting praised the new weekly email.
- Community Event Team – Vicki Fitch provided brief update about receiving emails from residents wanting dances.
- EQ Estates Committee – No Representative from committee. Alfred Logan provided an update about the EQ Gates. Vicki Fitch inquired about Bridges.
- Finance/Budget Committee – Jay Cohen provided report from last meeting stating a draft proposal for the purchasing policies was submitted to Board for review and approval. Provided suggestions for how to cover the cost of the upcoming lake project.
- Lake Committee – Randy Dewey stated that at last meeting they discussed finding a cheaper price for Geocell. Presented a secondary plan to fix only 50 of the worst lots instead of doing the entire lake. The gas pump should be ready by min-April. Also discussed the UV filter in the Marina, maybe replace it aeration. Floating islands need to be maintained as this is the time of year that they begin growing. Vicki Fitch inquired about a cost analysis for doing work in a finger instead of the main lake body. Bill Scott explained that the committee is trying to come up with a plan that is smaller in scope; continued by explaining that the worst lots are in the main body of the lake and discussed repairing the beach area. Vicki Fitch clarified that the lake lowering has not been confirmed.

8. PROPERTYOWNERS OPEN FORUM

Please state your name and address. 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.

The following topics were brought up during open forum:

- A dog park in the Equestrian Estates
- Conducting a full forensic legal audit of the Association
- Concern about length of time audit is taking

- Restrooms at Playfair Park
- Safety of EQ bridges and EQ Center gates
- Lack of Street signs and road paint in the Equestrian Estates
- Question was asked about how many meetings a board member can miss?
- Questions about the Audit:
 - Timeline to completion
 - Who/why was the audit requested
 - How is the Board keeping residents informed about the audits purpose and progress

9. 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 and seconded by Troup to approve as modified. Motion passed.

10. TREASURER’S REPORT

A. Treasurer’s Report Review

1. February 28, 2025

B. Receive and File the Financial Report Dated

1. February 25, 2025

No action taken on items A&B.

Statement about the Treasurer’s Report was read by Vicki Fitch.

DISCUSSION AND ACTION ITEMS

11. Purchasing Policy

Motion by Cohen, seconded by Stolfus to Table. Motion passed.

12. Boat/RV Parking Rule

- a. Parking of boats/RVs on the street

Motion by Fitch to approve parking in driveways for 90 days while Board comes up with plan.

Amended Motion by Cohen, seconded by Fitch to approve temporary parking in driveways for 60 days. Motion Failed.

Amended Motion by Stanton, seconded by Verhagen to strike previous motions and move forward with a 30-day comment period.

Amended Motion by Verhagen for survey of community then wait 60 days for new board to be seated then clarify policies and send out to community for comments. No decision was made.

13. Audit Update

The audit is being conducted.

14. BOD Resolution to Record Subsequent Lien

- A. Acct 483026 APN 3088-251-04-0000

Motion by Cohen, seconded by Troup for approval. Motion passed.

15. BAI 25-03-01 Association parking Lot ADA Plan Review Corrections

Motion by Stolfus, seconded by Troup for approving \$2,500 expense to update ADA plans for architect. Motion passed.

16. 5 Year Grandfathering Official Policy

Alfred Logan explained the reason for this policy. No updates at this time.

17. Lake Patrol Office/Fuel Pump Updates

Alfred Logan explained pump test failure and the need to replace motor.

18. Meadow Lark Park Updates

No updates at this time.

19. Recreation Service Application - Commanders Baseball

Request to continue using the field for practice

Motion by Fitch, seconded by Stolfus for approving use of field. Motion passed.

20. Recommendation to Schedule the May Executive Session and Open Session Board Meetings Action one week earlier due to the holiday. Executive Session as currently scheduled will fall on Memorial Day May 26, 2025.

Recommended Dates: Executive Session Monday, May 19, 2025
Open Session Tuesday, May 20, 2025

Motion by Fitch, seconded by Cohen to move meeting date as recommended to accommodate holiday. Motion passed.

21. BOARD CORRESPONDENCE

(Items brought to the Board at Open Forum at Previous Board Meetings)

A. Beautification of Exterior of the Community

Added to the Agenda for the M.A.C. Committee

B. Architectural Counter Approval of Temporary Dumpsters and/or Storage Containers

Approved for up to 60 days of counter-approval (counter-approval means it can be approved at the Office Counter)

22. BOARD OF DIRECTOR'S COMMENTS

Each Board member will be called on for comments and suggestions for future Board agenda Items.

23. ADJOURNMENT – Meeting adjourned at 8:05PM