



**OPEN SESSION MINUTES  
BOARD OF DIRECTORS' MEETING  
Meadowlark Hall Community Center  
12975 Rolling Ridge Drive  
Tuesday, July 22, 2025 ~ 6:00 pm**

<b>BOARD MEMBERS</b>	<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"/> Vicki Fitch, Treasurer <input checked="" type="checkbox"/> Paul Stanton, 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
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1. Call to Order by President Cohen at 6:00 PM.
2. Pledge of Allegiance was led by Cody Partridge, Interim Director of Public Safety.
3. Roll Call was taken and recorded.
4. Executive Session Summary given by Secretary Stolfus.

Presentation from our current insurance broker regarding upcoming policy renewals  
Reviewed the Minutes for the following meetings and took these actions: Executive Session 6/23/25 –  
Approved, Special Executive Session 7/17/25 - Approved

The Board also discussed or reviewed: ○ Member Discipline: ■ Personal Appeals  
Written Appeals, Code Enforcement Citations, Public Safety Citations, Committee applications, Task Force  
Applications.  
Legal updates: Rule Enforcement, Parking Rules, Pending Legal Matters, Collections.  
Contracts.  
Personnel: Staff Updates, GM MBOs, Health Care Costs, Wage Schedules, Safety Practices, Disciplinary  
Procedures.

**5. SECRETARY’S REPORT – Approval of Meeting Minutes**

Motion by Verhagen seconded by Troup to approve as amended the Minutes of the Open Session Meeting  
of June 24, 2025. Motion passed.

## 6. GOVERNMENT AGENCY REPORTS

- Representative San Bernardino County Fire – No representative present.
- Representative San Bernardino County Sheriff – No Representative present.
- Representative SVL MAC-Municipal Advisory Council San Bernardino County  
Bill Walters reported the county has scheduled a meeting with CHP. The county has a resolution to tear down the archway at the entrance at the Parkway x Bear Valley Rd. There will be a meeting about the archway on August 20<sup>th</sup>, the 3<sup>rd</sup> Wednesday of August. The meeting will be held in the Palm Room at the Community Center at 12975 Rolling Ridge Dr.

## 7. COMMITTEE REPORTS

- Architectural Committee – JoAnne Romero reported on a palm tree that is not allowed in SVLA is growing on the parkway median at Deer Park x Spring Valley Parkway. It will grow exceptionally large.
- Citation Committee – Bill Walters the committee hopes that the greenery rule is more helpful.
- Communications Committee – Larry Hoover spoke about the purpose of the committee. He also spoke about the downward turn of participation in elections. More engagement and participation are needed from members. Working on the new website, evaluating the use of a texting app, use of social media, how to reach out to new members, and improving the sound system in the CB. He spoke about surveys and the small amount of responses. Should we be doing something different?
- Community Event Team – Kathleen Hardy reported the team is to support staff and how to more people to attend and to help at events. How do we get more participation? Several events have been cancelled due to lack of participation. How do we enhance the ways to get the word out? The Family Festival was great. Hope you were able to attend.
- EQ Estates Committee – Holly Triplet shared they are trying to figure out how to get more the participation. Discussion of the arena, bridges, and the gate at the EQ center. Working on getting more attendance at the meetings.
- Finance/Budget Committee – Trisha Quezada reported they are submitting a Mission Statement. There will be 3 CAIRs submitted soon for the next board meeting.
- Lake Committee – Steve Troup reported the committee discussed catfish stocking, the aerators, the water flow that goes through the golf course, and the wave attenuator. This would be placed out from the beach area where boats are beached. The purpose is to keep the sand where it should be and not wash the sand into the lake.
- Code Enforcement Task Force - Paul Stanton stated there is one question the Task force has; can members be suspended for non-compliance of rules or just assessments?

## 8. PROPERTYOWNERS OPEN FORUM

Please say 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 items were brought to the Board by Property Owners:

When will a plan for the coving repairs be presented?

What is the status of the zero-based budget? This was answered by a board member that the work for the 2027 budget will begin November 1 this year. Budget approval at end of August, are there meetings scheduled, and will the budget be presented to the community before the budget meeting?

What is the status of the forensic audit?

Parking issues and Board members should talk to members. Yards looking good keeps property values up. Bring back the Coffee with the GM.

What happened to the sign at the EQ entrance? Guests should only be with members on amenities.

Concerns about the number of guest cards per property.

Concerns of boats speeding on the lake and in the fingers of the lake.

#### 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 second by Troup to approve the citations as amended. Motion passed.

#### 10. TREASURERS REPORT

##### A. Treasurer's Report Review

##### 1. June 30, 2025

No report received as of date of meeting.

#### ***DISCUSSION AND ACTION ITEMS***

**If you would like to speak on an agenda item, please fill out a card and hand it in to the recording secretary. You will have an opportunity to make comments or ask questions about 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 say your name and address.**

#### 11. Community Plan Task Force 5-Year Community Plan Task Force

Motion by Cohen seconded by Stanton to form the Task Force to be led by Alfred Logan General Manager, and President Cohen. And accept the eight applications submitted. Motion passed.

#### 12. Committee Assignment Applications

1-Community Event Team

1-Finance Committee

1-Lake Committee

Motion by Fitch seconded by Verhagen to approve the three applications submitted. Motion passed.

#### 13. Audit Update

Fitch reported on the status and timeline of the audit.

#### 14. Roles and Goals of the Committees – At the June meeting this was to be assigned to the Liaisons to give tasks to the Committees.

Motion by Stanton second by Fitch to approve the tasks for the committees. Motion passed.

Tasks that will be assigned are:

Finance Committee: work on budget/policy suggestions.

Lake Committee: Continue working on ideas for clarity and support coving concepts.

Communication Committee: website/sms texting app, how to communicate to the members.

Equestrian Estates: Prioritize EQ items and find ways to keep attendance up.

Event Team: Support events and keep costs under control.

Citation Committee: Speed up the process with the help of the task force.

Architectural Committee: Examine rules and provide suggestions to the board for adoption.

15. Committee Guidelines Review and Updates

June meeting assigned Liaisons to ask committees for suggestions.

Motion by Fitch second by Troup to table to the August meeting. Motion passed.

16. Resolution to Record Assessment Liens 36 Accounts

Motion by Stanton second by Fitch to approve five accounts and table 31 accounts. Motion passed.

The five accounts approved are as follows:

Accounts: 491302, 488696, 484872, 468050, 468392.

17. Greenery Policy Rule Change

Motion by Verhagen second by Fitch to approve the greenery rule. Motion passed.

18. Request from Property Owner for a Permit for Long Term Parking

Motion by Fitch second by Troup to deny the request. Motion passed.

19. CAIR 25-07-02 EQ Estates Committee Action Item Request EQ Estates Bridges

Updates on Equestrian Estates Bridges. The committee has recommended the bridges be out of wood.

Motion by Cohen second by Troup to direct the General Manager and staff to get bids for the repair of the bridges. Motion passed.

20. EQ Center Arena Surface Redo Maintenance Cost of \$16,000.00

Motion by Verhagen second by Troup to accept the area surface redo.

Motion to amend by Stanton second by Fitch to Increase \$20,000.00 to \$20,400.00 for the work and any extra fill with \$16,000 coming from reserves. Motion passed.

The arena surface will be reassessed on the reserves to every 4 years from 5 years.

21. CAIR 25-07-01 EQ Estates Committee Action Item EQ Center Gates

The gates are not working correctly. Repairs are needed.

Entrance Gate Estimate \$8,072.00. Exit Gate Estimate \$9,071.00.

Motion by Verhagen to approve \$10,000.00 for the exit gate,

Motion amended by Fitch second by Troup to approve \$10,000.00 for the exit gate and warranty.

Motion passed.

22. Equestrian Trails Rule Change – Discussion/Action

Equestrian Committee recommends a rule change for the bridle trails. Proposed change would allow dogs on the bridle trail on a leash of no more than six feet long. The proposed change also is for walking and jogging to be allowed. This is for members and guests.

Motion by Cohen second Fitch to put the recommended rule change out for 28 day comment period.  
Motion passed.

23. Sound System for the Community Center- Discussion

Motion by Stolfus second by Fitch to assign the Finance Committee to research sound systems. Motion passed. Cohen will check at VVC on the type of equipment they use.

24. Yacht Club Request for Event – Casino Night

Motion by Verhagen second by Troup to approve the Yacht Club request for Casino Night September 20<sup>th</sup>.  
Motion passed.

25. BOARD CORRESPONDENCE

- A. Dog Park in the Equestrian Estates at one of the parks.  
The Equestrian Estates Committee are to submit a CAIR.
- B. Rules regarding the size of dogs allowed in the 2 Dog Parks for large dogs and small dogs at Meadowlark Park. Pet owners should use best judgment.  
There are no set rules. Dog owners should be good dog stewards.
- C. Are the cameras working at Pimlico x Reata in the Equestrian Estates? Yes, the cameras are working.  
Yes, the cameras are working.
- D. Tree roots along the side of the women’s restroom at the west beach causing uneven surface to walk on. Discussion.  
Staff will grind down the roots as much as is safe for the tree. Cover the area with dirt and sod.  
This area may be on a 5 year plan for other improvements.

26. BOARD OF DIRECTOR’S COMMENTS

Each Board member was called on for comments.

27. ADJOURNMENT

The meeting adjourned at 8:45 PM.