



**OPEN SESSION MINUTES**  
**BOARD OF DIRECTORS' MEETING**  
**Meadowlark Hall Community Center**  
**12975 Rolling Ridge Drive**  
**Tuesday, August 26, 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
3. Roll Call
4. Audit Presentation Discussion/Action
  - A. Eden Casa Eadie & Payne LLP - Auditor
  - B. GM and Board of Directors Comments

5. Executive Session Summary given by Stolfus

**Preliminary Audit Presentation from Eadie & Payne Auditors**

Reviewed the Minutes for the following meetings and took these actions: Minutes Executive Session 7/21/25 – Approved, Minutes Special Executive Session 7/17/25 – Tabled, Minutes Special Executive Session 8/17/25 – Tabled.

The Board also discussed or reviewed: ○ Member Discipline: Personal Appeals, Written Appeals, Personal Appearance, Code Enforcement Citations, Public Safety Citations

Legal updates: Request for legal direction - 3 accounts, Collections - 3 accounts.  
Alterra Collections

A. Acct 466632 File 613818 Authorization Request

Motion by Stanton second by Verhagen to approve Acct 466632 File 613818 Authorization Request.  
Motion passed.

B. Acct 484843 Payment Plan Request

Motion by Stolfus second by Troup to approve the payment on Account 484843 within a 12 month period and decline the 2 year request. Motion passed.

C. Acct 467315 Payment Plan Request

Motion by Fitch seconded by Stanton to accept the payment plan on Account 467315. Motion passed.

Contracts: BAI 25/08/01 - Action to be taken in open session.

Personnel: Staff

6. SECRETARY'S REPORT – Approval of Meeting Minutes

- A. Motion by Cohen seconded by Verhagen to approve the Minutes as amended of the Open Session Meeting of July 22, 2025. Motion passed.

7. 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 last meeting included CHP. Looking into the stop sign at Driftwood and Spring Valley Parkway. Next meeting September 17<sup>th</sup> at 6:00 PM. CSA64 will be attending. Complaints about the sewer smell at fishing area nine due to the work by county on the lift station. This is a county project that is projected to be completed by mid-October. September 13, 2025, 10:30 AM will be a meeting about the archway that is at the Parkway and Bear Valley Road.

8. COMMITTEE REPORTS

- Architectural Committee – JoAnne Romero reported there have been many applications. The meetings will now start at 2:00 PM.
- Citation Committee – Mike Weiss reported there were 101 uncontested violations present with 47 of the were first time violations.
- Communications Committee – Larry Hoover said there needs to be communication put out about the audit. He wants to see the RFP for the coving repair.
- Community Event Team – Kathleen Hardy reported that there are many events coming up through the fall and holidays. Looking for volunteers.
- EQ Estates Committee – Marcia Rhodes had a great meeting. Waiting on the bathrooms, the parks, the arena, dog park, and changing the rules on the bridle path. Concerns about the roads and speeding issues. They would like help with approaching the Town of Apple Valley about the roads and speeding.
- Finance/Budget Committee – Terry Fitch reported on the Purchasing Policy. Recommend it goes
- Lake Committee – Randy Dewey
- Code Enforcement Task Force -
- 5 Year Community Plan Task Force – Logan gave an update from the minutes. Great to have a 5 year plan.

9. 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.

Boy Scout Drew presented his Eagle Scout Project requesting to place receptacles at fishing areas for the collection of fishing tackle, such as hooks and fishing line. He is also looking for donations to help pay for his project.

Board Action Item about the drainage area at the EQ Estates  
allowing bounce houses at events

Spring Valley Pkwy: People driving too fast

The Breeze

Treasurer's Report

Purchasing Policy and lack of board member feedback

Concerns about the report following the audit

## 2. 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 seconded by Verhagen to approve citations as presented. Motion passed.

## 3. TREASURERS REPORT

### A. Treasurer's Report Review

#### 1. July 31, 2025

### ***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 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.**

## 4. Budget Updates

The Semi-Annual Homeowners Meeting for the Purpose of Presenting the Budget for the 2025-2026 will be held on Saturday, September 20, 2025, at 9:00 AM.

A pre-meeting will be held on September 10, 2025, to present the budget to property owners prior to the Semi-Annual Meeting.

## 5. Yacht Club Request for Event – Volleyball Tournament

Motion by Fitch seconded by Troup to approve the Volleyball Tournament event. Motion passed.

## 6. Request from Member for a Bounce House to be Allowed for Private Event

Property Owner gave a brief presentation of the event they have booked, and they would like to have a bounce house at the beach. Extra insurance will be submitted. The bounce house will be monitored.

Motion by Fitch seconded by Verhagen to give this item to Logan to work out the details with the property

owner. Motion passed.

7. Hoedown Association Event EQ Center

Staff gave an update on the event. There were issues regarding bands having insurance. Several bands do not have the insurance are not taking jobs that require insurance. Our insurance is requiring the additional insured binder. Due to the issues of getting a band a DJ has been hired and has insurance. Currently the event is back on track.

8. Facility Use Policy

No discussion.

9. Public Safety Vehicles

Motion by Cohen second Troup to bring costs for the vehicles to the next meeting in September. Motion passed.

10. Resolution to Record Liens to 31 Accounts for Non Payment of Assessments

Motion by Fitch second by Troup to discuss.

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

11. Resolution to Record Subsequent Assessment Lien

Motion by Fitch seconded by Verhagen to table Acct 485331 APN# 0482-092-11-0000. Motion passed.

Motion by Fitch seconded by Stanton to approve Acct 470002 APN# 3088-132-06-0000. Motion passed.

12. BAI 25/08/01 Board Action Item EQ Long Acres Park Entrance Trail Drainage

The drainage needs improvements due to the water accumulation causing damage. With The repairs will ensure effective water management and water flow toward designated Drainage points. Three bids were received: A. \$2,750.00; B. \$5,500.00; C. \$3,200.00. Recommendation is to accept the \$2,750.00 bid based on scope of work, pricing, and ability To meet project requirements.

Motion by Fitch seconded by Verhagen to approve staff recommended bid in the amount of \$2,750.00. Motion passed.

13. BAI 25/08/02 Board Action Item 2019 Kubota MX5800HST

Repairs are needed in the amount of \$3,436.24. The cost of repairs is far less than equipment replacement. Funds will come from the Operating Budget-Vehicle Repairs.

Motion by Verhagen seconded by Troup to approve the BAI 25/08/02. Motion passed.

14. CAIR Architectural Committee – Precision Block Walls

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

Motion to modify by Stanton second by Eversole to have the color matching in the approval process.

Motion passed.

15. CAIR Architectural Committee – Screening on Fences Action  
End of 28 day comment period-comments are in the Dropbox for Board Review  
Motion by Cohen second by Stanton to approve the CAIR to allow screening on fences with the options presented. Motion passed.

16. Equestrian Trails Rule Change  
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 seconded by Troup to approve the rule change regarding the rule change for the EQ bridle trails. Motion failed.

President Cohen will speak to the EQ Committee about the rule.

17. Sound System for the Community Center Updates  
Assigned to the Finance Committee July 2025

#### 18. BOARD CORRESPONDENCE

- A. Update on the Plan for the Coving Repair  
Currently, the association is still looking at lowering the lake in 2026 and doing repairs in 2027.
- B. Number of Guest Cards per Property  
Four guest cards per property are allowed. Four times a year members can request six one guest passes except on event days. The passes are issued at the association office. After hours, the dispatch office in Public Safety will issue the passes.
- C. Concerns with Boats/Vessels Speeding on the Lake  
PSD is patrolling the lake daily watch for any excessive use of speed.
- D. Street Parking Issues  
The MAC group is looking into issues with street parking.

#### 19. BOARD OF DIRECTOR’S COMMENTS

20. ADJOURNMENT – Meeting adjourned at 8:45 PM.

Jeaneen Beam, Director of Admin & HR

David Stolfus, Secretary Board of Directors

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signature