



**OPEN SESSION MINUTES  
BOARD OF DIRECTORS' MEETING  
Meadowlark Hall Community Center  
12975 Rolling Ridge Drive  
Tuesday, September 2, 2025 ~ 6:00 pm**

*Notice of meeting: The Board of Directors of the Spring Valley Lake Association meeting is scheduled for Tuesday, September 2, 2025, at 6:00 pm. **Discloser: The recording of any SVLA meeting without the prior written consent of the SVLA Board and verbal consent of all those in attendance at the meeting is prohibited except by the recording secretary. The Board meeting is recorded for the purpose of the minutes only. The recording is not available for review. Please silence electronic devices.***

**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"/> Vicki Fitch, Treasurer <input checked="" type="checkbox"/> Paul Stanton, 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 Cody Partridge, Interim Director of Public Safety Nick Gonzalez, Director of Operations Clint Summers, Director of Code Enforcement & Architecture
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1. Call to Order by President Cohen.
2. Pledge of Allegiance Lead by Boy Scout Drew.
3. Roll Call was taken and recorded.
4. Eagle Scout Project - Discussion /Action (This item was moved to Item #4 for discussion and action, it was listed as #5 on the agenda.)  
 Motion by Verhagen seconded by Stolfus to move Item #5 Eagle Scout Project to Item #4 on the agenda.  
  
 Boy Scout Drew gave a presentation for his Eagle Scout Project. His project is to place boxes to collect fishing tackle for safety.

Motion by Cohen second by Troup to approve the project. Motion passed.

Motion by Cohen seconded by Stanton to allow Cohen to assist Drew with the project.

Motion passed.

## 5. 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.

There were 31 members that spoke. Many concerns and comments regarding the timing of the meeting. Why an emergency and notice over a holiday weekend. Why removal of board officer. What are the reasons? When will the audit be done? What's going on with the forensic audit? Is the forensic audit canceled.

### ***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. 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.**

## 6. Nomination and Voting for all Officer and related roles for the Association

- A. Motion for President by Verhagen to elect Jay Cohen, second by Stanton. Fitch abstained. Motion passed.
- B. Motion for Vice President by Stanton to elect Dennis Verhagen, second by Troup. Fitch abstained. Motion passed.
- C. Motion for Treasurer by Troup to elect Vicki Fitch, second by Fitch. Motion failed.

Fitch called for this meeting to be tabled. And investigate whether the Board can remove her from Treasurer. She has not been told why she is being removed from Treasurer due to a legal precedent based on the fact that she has exposed things in the audit.

President Cohen read the following statement:

“Making unauthorized statements to the membership concerning the alleged malfeasance of association employees or contractors exposes the association to unnecessary and potentially significant liability. Insurance coverage might not attach to such claims, especially if it can be demonstrated that they were made with malice. Commentary by the board regarding such sensitive matters should be communicated by the board as a collective body, through formal channels, and in a manner that protects the interests of the association.”

Motion for Treasurer by Verhagen to elect Paul Stanton, second by Stolfus.  
Motion passed.

D. Motion for Secretary by Stanton to elect David Stolfus, second by Eversole.  
Motion passed.

## 7. ADJOURNMENT

Meeting adjourned at 9:08 PM.

Jeaneen Beam, Director of Admin & HR

David Stolfus, Board of Directors Secretary

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Signature